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OPEN SPACE

an ELEMENT of the

BAKERSFIELD METROPOLITAN AREA GENERAL PLAN

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STATE OF CALIFORNIA)
)
COUNTY OF KERN) ss.

I, DEWEY SCEALES, Planning Director of the city of Bakersfield, State of California, hereby certify the foregoing and annexed Open Space Element of the Bakersfield Metropolitan Area General Plan to be a full, true and correct copy of the original RESOLUTION NO. 3-73 passed and adopted by the Planning Commission at their meeting held at 7:30 p. m., Wednesday, June 6, 1973 in the Council Chambers of the City Hall, on file in this office and that I have compared the same with the original.

DEWEY SCEALES

Prepared by the staff of the Kern County Council of Governments, and the City of Bakersfield.

[Bakersfield, Planning comm]
City planning
Land Utl.
Bakersfield

The preparation of this document was financed in part through a comprehensive planning grant from the U.S. Department of Housing and Urban Development under the provisions of Section 701 of the Housing Act of 1954, as amended, and through the auspices of the Council on Intergovernmental Relations of the State of California.

ABSTRACT

TITLE: Open-Space an Element of the Bakersfield General Plan
AUTHOR: City of Bakersfield Planning Commission in cooperation
with Kern COG
SUBJECT: Plan for Open-Space Land Use
DATE: April, 1973

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ABSTRACT: This report is concerned with the preservation of open-space, which is necessary to maintain the economy of the city and to assure the continued availability of land for the production of food and fiber, for the enjoyment of scenic beauty, for recreation, and for the use of natural resources.

It identifies general goals, standards, policies, and outlines a course of action so that open-space will be available for the citizens of the community. Emphasis is placed on utilization of all community resources, both public and private, for recreational purposes. It discourages the premature and unnecessary conversion of open-space land to urban uses as a matter of public interest and benefits the urban dwellers because it discourages noncontiguous development patterns, which unnecessarily increases the cost of community services to the residents.

An allocation of responsibility is presented for carrying out this plan. A method of implementation is presented, which is predicated upon citizen participation.

The element was adopted by the Bakersfield City Council on _____, 1973.

Resolution No. _____.

FORWARD

The Seventies will be memorably marked as years when men recognized that the multiple benefits of open-space are of paramount importance and, as a result, began to restore the balance between himself and his institutions on the one hand and his natural environment on the other. Despite this recognition, past effort to preserve land in open-space uses often fails.

Because open space is a term that means many things to many people, we often become confused in planning for the location, acquisition, and maintenance of land in various categories of open-space uses.

The following will be submitted to the
committee for their consideration and
approval. The committee will also
be asked to consider the possibility
of having the committee members
visit the various departments and
confer with the various heads of
departments.

It is suggested that the committee
be organized as follows: a chair-
man, a secretary, and a number of
members. The committee should be
organized as soon as possible.

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INTRODUCTION

State law currently requires that all cities and counties must prepare and adopt a local open-space plan for the comprehensive and long-range preservation and conservation of open-space land within its jurisdiction. Included in such plans must be an action program consisting of specific programs which the legislative body intends to pursue in implementing its open-space plan. In addition, all cities and counties must adopt an open-space zoning ordinance consistent with the adopted open-space plan.

The need for systematic planning cannot be disputed.

Unnecessary conversion of open-space land to urban uses is a matter of public interest and will be of benefit to urban dwellers because it will discourage noncontiguous development patterns which unnecessarily increase the costs of community services to community residents. The anticipated increase in the population of the state demands that cities, at the earliest possible date, make definite plans for the preservation of valuable open space land and take positive action to carry out such plans by the adoption and strict administration of laws, ordinances, rules and regulations as authorized by this chapter, or by other appropriate methods.

It has been clearly established through expressions of intent by the legislative bodies at the federal, state, and county levels, that a mandate to local governments has been made to adopt and implement comprehensive plans to preserve open-space lands. An initial response has been made by this city by the adoption of the County Open Space and Conservation Element as an interim general plan.

A few years ago, a standard legal response to a question concerning the effect of a general plan and its related parts was that such a plan was merely a general statement of possible future policy directions of the city, but that it carried little, if any, specific legal effect. Such an answer would no longer be either accurate or possible. Today the general plan of a city has serious legal implications--implications arising out of state law, out of federal administrative requirements and out of the new stature of the general plan as a viable part of the municipal planning and zoning function. In some cases--such as open-space consideration--specific planning and zoning implementation is required of municipalities and, in all cases, it is contemplated that the general plan provisions must be consistent with and implemented by the municipal comprehensive zoning ordinance.

It is certain that there is no guarantee to any owner or potential owner of property of having land zoned to what that particular owner or potential owner may consider to be its highest and best economic use. The context in which the highest and best use of specific land is to be determined is that of the entire municipality. In the adoption of this open space element to the General Plan, the governing body is cognizant of inevitable changes in conditions and circumstances which will occur in the future as they have occurred in the past. Therefore, the open space plan is conceived of as a plan which is not necessarily permanent, but one subject to periodic amendment, to change or set new or different goals as time goes by and as new or different conditions and circumstances occur, or as conceptions of proper goals may change.

There are currently reports that all within the country and beyond are being asked to report on their activities and to provide information on their contacts. This is a very serious situation and it is not clear what the purpose of this is. It is possible that this is a test of loyalty or a way to identify potential threats. It is also possible that this is a way to gather information on the activities of the population. In any case, it is a very serious situation and it is not clear what the purpose of this is.

The need for systematic planning cannot be denied.

There is a need for systematic planning of the country and it is not clear what the purpose of this is. It is possible that this is a test of loyalty or a way to identify potential threats. It is also possible that this is a way to gather information on the activities of the population. In any case, it is a very serious situation and it is not clear what the purpose of this is.

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SUMMARY

This booklet describes goals, policies, and implementation plans for the Open Space Program.

It was prepared in order to:

- . Increase public awareness, interest, and participation in open space.
- . Relate how the open space affects the conditions in which the people of the community live.
- . Propose the framework for specialized uses of open space--
- . Stress the importance of the inter-relationship between open space--the social, economic, and physical conditions of the county.

Open space programs are developed not only through a wide variety of special action groups, but through many phases of the cities adopted Comprehensive General Plan.

The land use element designates open space; so does the circulation plan of roads, as does the zoning ordinance. The selection of a school site, a park site, or a wildlife habitat, results in a major contribution to open space. The designation of scenic highway corridors, agricultural preserves, managed wet lands, and wildlife preserves has contributed significantly to the open space program.

In this booklet a functional relationship between the region's open space system to the life-styles, to the land use structure, and to the broader natural environment setting is stated in both graphic and written form.

The goals, the opportunities, and the concepts stated in this element of the city's general plan apply to each of the specific action programs.

Application will vary with the nature of the different components, as well as economic reality expressed in the capability of the citizens of the city to shoulder the financial burden.

This document contains information of a confidential nature and is to be controlled as such.

It is classified as follows:

1. General Policy, Planning, and Organization
2. Personnel

3. Methods and Techniques of Operations
4. Results of Operations

5. Plans and Policies for the Future

6. Information of a Confidential Nature
7. Information of a Secret Nature

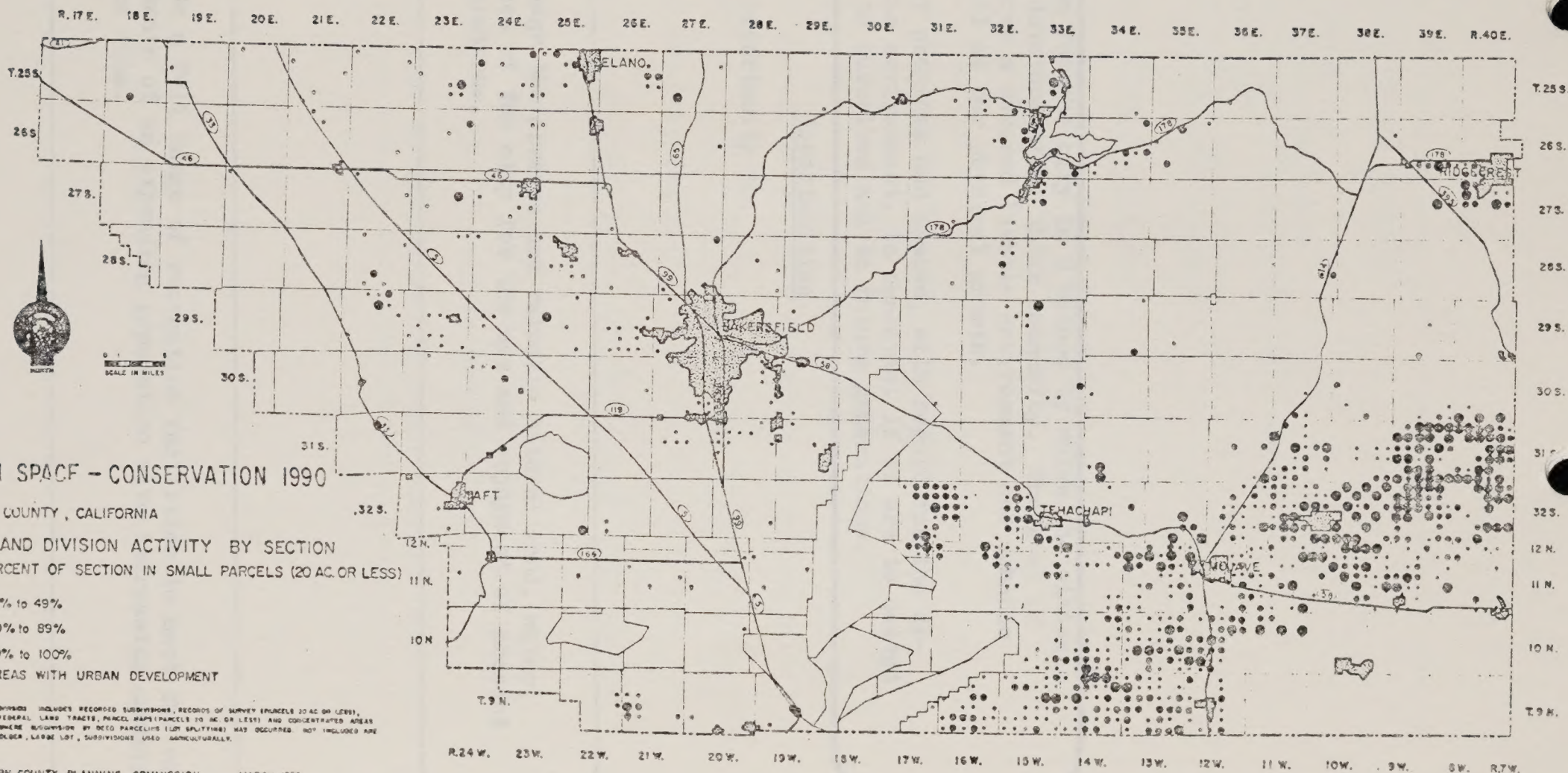
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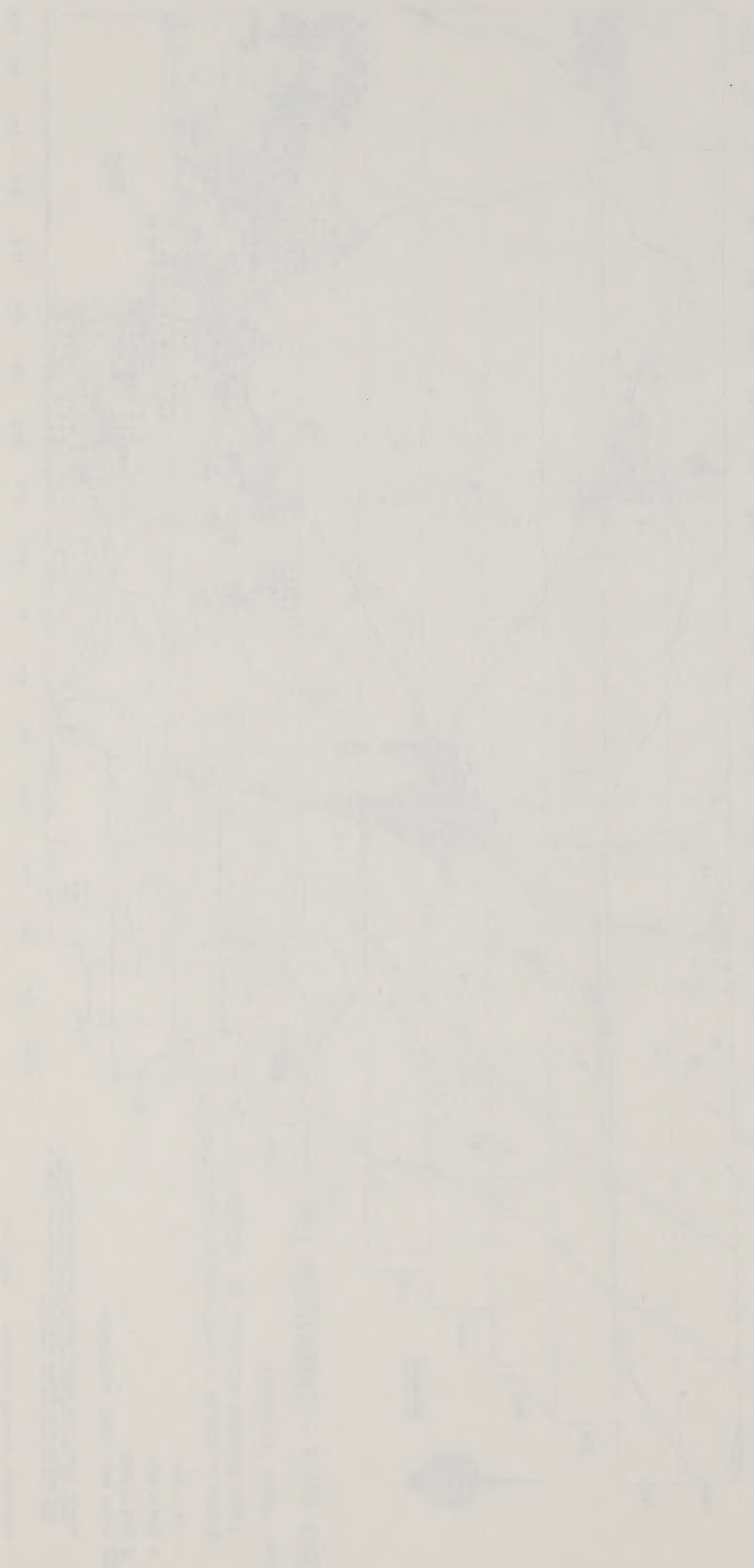
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OPEN SPACE
the Challenge

The open space program for the city is a method by which the citizens can take part in the development of their community. The goal of this plan is to preserve a desired livable environment and enhance our development as well as our physical growth.

Thoughtful planning of programs and spaces, with regard for the desirable features of the environment, is essential if we are to accept our responsibilities to ourselves and to future generations.

Opportunities

The city now has the opportunity to:

Protect and manage the diverse and valuable natural land, water, and air resources of the city for the use and enjoyment of present and future populations.

Provide a full range of recreation facilities to meet the requirements of an expanding population with increasing amounts of leisure time.

The first step in the process of the study is a review of the literature. This is done to determine what has been done in the past and to identify the gaps in the knowledge. The next step is to develop a research plan. This plan should include the objectives of the study, the methods to be used, and the timeline for the project. The third step is to collect data. This can be done through a variety of methods, including interviews, surveys, and experiments. The final step is to analyze the data and draw conclusions. This involves looking for patterns in the data and interpreting the results in the context of the research question.

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Conclusion

The study has been completed and the results are as follows:

The first result is that the study was successful in identifying the gaps in the knowledge. The second result is that the research plan was developed and the data was collected. The third result is that the data was analyzed and the conclusions were drawn. The final result is that the study was completed and the results are as follows:

The study was successful in identifying the gaps in the knowledge. The research plan was developed and the data was collected. The data was analyzed and the conclusions were drawn. The study was completed and the results are as follows:

OPEN SPACE DEFINED

Open space can be defined by its function:

- That of serving esthetics
- That of air and water management
- That of providing mental and emotional well-being
- That of noise reduction
- That of preserving prime agricultural land
- That of maintaining wildlife habitat

Open space can also be defined by its use:

- Space that is not used for buildings or structures
- Space that is relatively free of development
- Space having low population
- Space having vegetation
- Space used for recreation, water supply, or agriculture
- Space in which flora and fauna exist undisturbed

It may be air, land, or water located in the city or in the open countryside.

It may be flat land in the valley or steep slopes in the mountains.

It may be a park, a plowed field, a wildlife habitat, or a divided street.

It may be flood plains and alluvium fans.

It may be national forest, national parks, or public land under Bureau of Land Management.

It may be owned publicly or privately.

It may be owned in full or it may be only on open-space easement.

How open space is built into the environment and what functions are emphasized is highly relevant to the life style of the citizens.

THEORY OF THE EARTH

- The Earth is a sphere.
- The Earth is made of different layers.
- The Earth is covered by water.
- The Earth is covered by air.
- The Earth is covered by fire.

THEORY OF THE EARTH

- The Earth is a sphere.
- The Earth is made of different layers.
- The Earth is covered by water.
- The Earth is covered by air.
- The Earth is covered by fire.

The Earth is a sphere, it is made of different layers, it is covered by water, air and fire.

The Earth is a sphere, it is made of different layers, it is covered by water, air and fire.

The Earth is a sphere, it is made of different layers, it is covered by water, air and fire.

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The Earth is a sphere, it is made of different layers, it is covered by water, air and fire.

GOALS General

An Approach to Long Term Plans for Open-Space

This open-space element clearly expresses both the new and very critical role of the planning function in relation to the communities' needs and the power of the municipality to deal effectively with these needs. The land use policies expressed here represent the culmination of an intensive exploration and an in depth consideration of alternative land use plans for the area. These policies and plans were developed through rational and comprehensive planning procedures. There has been a thorough analysis of the problems and a balancing of the environmental constraints and development potential of the city against the public objectives as expressed in this element of the general plan.

The policies, objectives, and the implementation of the open-space plan are predicated on the goals that are established. These goals form the core around which the entire program is formulated. The statements found in this section express the long range, orderly development of the open-space program. These goals are:

- To provide direction for both public and private interests in the development of essential open-space facilities which have the greatest possible benefit for the largest number of citizens in the long run.
- To conserve open-space areas which will help perpetuate the unique natural and cultural setting of the region for the enrichment of its residents.
- To preserve a desired livable environment in which our physical development as well as our enjoyment of our area is enhanced.
- To achieve a balanced distribution of open-space land which will provide an attractive environment essential to a sound economy.
- To establish prime agricultural land uses in order to prevent premature conversion of agricultural land to subdivisions.
- To prevent adverse effects of urban sprawl and other forms of urban development.
- To maintain an appropriate balance between physical development and the reservation of open-space to meet the needs of the inhabitants for recreation and the amenities.
- To reserve adequate sites in neighborhoods, communities, and unincorporated areas for future schools, parks, and public facilities.
- To provide open-space for public facilities (sewer, water, solid waste disposal, and power sources) to eliminate water, air, and noise pollution.
- Encourage efficient public spending for acquisition of rights and titles to open-space lands.

THE PROGRAM

The open-space element of the city's general plan is a program of critical determinants. The program should be flexible enough to admit new data and techniques as continuous feedback into the plan, yet the basic concept of preserving an attractive environment must be kept intact.

The city must meet the provisions of the State Planning and Zoning Law by adopting a local open-space plan and consistent zoning ordinance for and within their jurisdiction. For this reason, the open-space program is designed to consider a variety of land uses. The following list designates items that are to be considered in this element. Some of these items are not pertinent to the city's development plan, as such, because they are not present within the city boundary. However, the citizens do have a vested interest in these items and their views are expressed.

As part of its Action Program, the city intends to draft an open-space zoning ordinance.

The form and content of this ordinance will take has not been determined. Other ordinances will be drafted to implement policies regulating preservation of open-space in specific fields, such as the conservation and scenic highways.

Urban Open Space

In urban areas, the total amount of open-space is not as important as the amount of usable open-space. Open-space which is accessible to the public has the greatest direct impact. In designing community's open space needs, areas to be retained will be shown on the plan. Linear parks and trail could be planned to provide direct access to schools, parks, and shopping centers.

As areas are developing, the school and open-space needs for the area will be determined. The policy of locating recreation areas adjacent to schools is preferred. Joint use of parks and playgrounds makes it possible to reduce the number of acres that must be acquired to provide recreational and educational activities for all ages.

Recent concepts in subdivision design recognize the importance of open-space planning. Local zoning and subdivision ordinances must be revised to permit greater flexibility in design. The jurisdictions should permit "planned districts" or "planned unit development." Zones utilize a cluster arrangement of housing units on smaller private sites, leaving usable common open-space for paths, bikeways, ribbon parks, open group-play areas, and safe preschool playlots. The ordinance could be revised to require declaration of land for parks and public purposes, or payment of fees for each lot developed in lieu of dedication.

Within the jurisdiction of the city are many diverse areas which may be categorized as open-space lands.

The purpose of this report is to provide a summary of the findings of the study conducted by the research team. The study was designed to investigate the relationship between the variables of interest and to determine the extent to which the findings are consistent with the existing literature. The results of the study are presented in the following sections.

The first section of the report provides a brief overview of the study and its objectives. The second section describes the methodology used in the study, including the data collection and analysis procedures. The third section presents the results of the study, and the fourth section discusses the implications of the findings. The final section provides a conclusion and recommendations for future research.

In conclusion, the study has provided valuable insights into the relationship between the variables of interest. The findings suggest that there is a significant relationship between the variables, and the results are consistent with the existing literature.

The study has several limitations, including the sample size and the potential for confounding factors. Future research should aim to address these limitations and to further explore the relationship between the variables of interest.

References

A list of references is provided at the end of the report. The references include the following:

- Smith, J. (2010). The relationship between the variables of interest. *Journal of Research*, 15(2), 123-134.
- Johnson, A. (2011). The impact of the variables of interest on the outcome. *Journal of Research*, 16(1), 45-56.
- Williams, B. (2012). The role of the variables of interest in the study. *Journal of Research*, 17(3), 78-89.

The study was funded by the National Science Foundation. The research team consists of the following members:

- Dr. John Smith, Principal Investigator
- Dr. Jane Johnson, Co-Investigator
- Dr. Bob Williams, Research Assistant

The study was conducted in a laboratory setting. The data were collected using a series of experiments. The results of the study are presented in the following sections.

The first section of the report provides a brief overview of the study and its objectives. The second section describes the methodology used in the study, including the data collection and analysis procedures. The third section presents the results of the study, and the fourth section discusses the implications of the findings. The final section provides a conclusion and recommendations for future research.

In conclusion, the study has provided valuable insights into the relationship between the variables of interest. The findings suggest that there is a significant relationship between the variables, and the results are consistent with the existing literature.

Environmental Damage by Development

The misuse of land resources can cause environmental problems, which may eventually result in increased public costs. Development, with controls appropriate for its location, is usually not harmful to the environment. The problem lies in anticipating the effects of the development.

Existing local and state regulation, if strictly applied and enforced, reduces the possibility of extensive environmental damage. All development proposals likely to have a significant environmental impact are required to include a comprehensive impact report and provide means of mitigating any adverse effect.

Areas Hazardous for Development

There are some areas which are too hazardous for development or which would be economically unfeasible to develop because of the environmental limitations. Such areas may have: seismic activity, flood hazards, steep slopes, unstable subsurface formations, earthslides, or high water tables.

Other areas may have adjacent land uses which are not "good neighbors" for urban development. Cattle feed yards, dairies, and salvage yards should be regulated so they do not adversely effect a community. An airport, for instance, should be protected from the encroachment of residential development. Lands maintained for the protection of an airport can be used as a golf course or agricultural use, but not residential or commercial use.

Many areas unsuitable for urban development can be maintained as open-space and used for recreational uses.

Hazardous areas--such as railroads and highways--could include in their rights-of-way, open-space buffer areas which are adequate to provide the desired degree of public safety.

Experimental Design in Field Studies

The design of field studies is more complex than that of laboratory studies. It is often necessary to deal with a large number of subjects, and the results of the study may be affected by a variety of factors. The design of field studies must take these factors into account.

Field studies are often conducted in a natural setting, and the results may be affected by a variety of factors. The design of field studies must take these factors into account. The results of field studies are often more variable than those of laboratory studies.

Designing the Study

There are two main steps in designing a field study. The first step is to choose the subjects. The second step is to choose the measures. The design of the study must take these factors into account.

Field studies are often conducted in a natural setting, and the results may be affected by a variety of factors. The design of field studies must take these factors into account. The results of field studies are often more variable than those of laboratory studies.

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Open Space Resources

Citizens are realizing that decisions about land uses have enormous environmental impact on an area. Often these decisions are irreversible and the wrong decision can be disastrous. New attitudes toward open-space have emerged, along with the realization that the amount of land in this country is not inexhaustible. This realization has created a concern in some people for the preservation and prudent development of the remaining open-space.

Until recently, the protection of open-space has not been a major concern of most people. This is because our state is so rich in land resources. The urbanized areas, large and small, are physically separated by extensive open areas. Each city has an identity derived from this physical separation from neighboring cities. What would be the character of these cities and town if the rural area is converted to urban development? Only in the last five years has the increasing conflict between the preservation of open-space and the inroads of urban residential uses been a major concern.

During uncontrolled expansion, valuable open-space land can be lost by the amount and patterns of growth. The amount of growth need not infringe on open-space. The population estimated for the year 2000 could be accommodated in the areas now shown as developed for urban uses on the general plan.

Urban Open Space

In Urban Metropolitan Bakersfield, open spaces includes canals, road right-of-way, tower-line easement, freeways, railroads right-of-way, parks, golf courses, dual purpose waste water percolation-agriculture land, flood plain and river, and vacant lands.

While the aggregate produces a sum of open spaces, the intend and design of most of the above are primarily for transportation: canal, (water) tower-line easement, (electricity) railroad, (freight) freeways, streets and highways, (people and goods). The river and flood plain, of course, are the work of nature, and one might say, it was also created for transport - that of excess water from one area or region on its way to another. These open spaces, then, are a by-product and incidental to its primary use.

Vacant land in an urban area is transitory in nature, awaiting only the propitious time and economic climate for development.

Unlike the others, parks and golf courses are true open spaces designed and developed solely for relief in the midst of concrete and asphalt for the enjoyment of children and adults alike.

Parks can be designed to fit the area served, with larger or smaller tot area to accommodate more of less playing apparatus, shelter and game areas for the elderly, and swimming pools, tennis courts, baseball diamonds for the active, and Bar-B-Que grills and tables for the enjoyment of all.

The City has a policy to acquire park sites in advance of development, in order to get more value per dollar expended. In evidence of this policy is the seven park sites acquired in the fast growing but as yet undeveloped areas of the southwest and one in the northeast.

The City also has a policy of incorporating drainage sumps as an integral part of a park, where practical, using it as a multi-purpose sump and game area, thereby creating larger open spaces for the same amount spent, and at the same time creating a better visual environment than if the sump were to stand alone. An example of the park - drainage sump concept is to be found in Wilson Park. A sump of 350x 230 feet is located on the southwest corner. It is fenced, landscaped and turfed to blend and harmonize with the rest of the park. The turfed sump is used as soft-ball diamond with back-stop, football practice and playing field, jogging, and other assorted children's play. Another example is Patriot Park, a community park now under development. This sump is 680 x 400 feet, nearly twice the size of one at Wilson Park. Several organized groups could carry on their activities here at the same time.

In accordance with the adopted policy set forth in the Bakersfield General Plan, parks will be located adjacent to schools, if at all possible, so as to supplement and complement one and the other as far as playgrounds, recreational facilities, and open space are concerned.

CITIZENS AND GOVERNMENT

The crucial part of a meaningful open-space element of any general plan is the interaction of the citizens and government. Citizens and government is a misleading phrase, as it gives the impression these are two separate entities. Although citizens are the government, there seems to be a distinction between citizens in public office and having local, state, and federal government jobs, and those on the "outside" of the government structure. It is a problem of communication if this situation is more imagined than real, but it is a crucial problem of government responsiveness when this situation actually exists.

In the Citizens Advisory Committee meetings and the workshop sessions of the public conference, many comments, criticisms, and recommendations concerning government can be discussed, noted, and recorded. These comments are significant in that they come from people relatively active in local government. These statements give one an insight into the general opinion that residents have of their city, its government, and the problems it faces.

In general, it was found that most citizens are ill-informed about government, are unaware of where to go for help when they need it, do not know what various agencies do, or how they can make their opinions known. The result is a lack of citizen participation in local government. Those who participate do so only when they want something specific and then exert pressure to have policies established in their interest.

Comments are often made regarding the cause for lack of citizen support of government decisions. Causes given are the undeclared conflicts of interests in public bodies and rivalry between county supervisors and city governments. Comments such as these again indicate the "gulf" that exists between the citizenry and government.

Many citizens view the planning process, as an arm of government, totally removed from citizens input and existing to deny the citizen's inherent rights in private property. These rights are expressed as the freedom to do with one's property as desired, but due consideration is not given to the public interest of society as a whole. Land-use zoning is generally accepted as necessary to protect one's property from the detrimental actions of others. But, zoning restraints are viewed as desirably only when they constrain someone else. Society, the collection of all citizens, has to work through the governmental process to establish policies that benefit all. These policies should be established by the consensus of the general public, with the advice of a professional staff.

The general public, represented by a citizens advisory committee, has stated that one barrier to establishing an effective open-space policy is the lack of recognition among the citizenry of the potential advantages of an open-space system. There is also a lack of agreement as to what constitutes a balanced open-space system. The answer lies in increased communication to disseminate this information which is then to be used as the background for decision making.

CONSTITUTIONAL PRINCIPLES

The Constitution is a document of fundamental importance. It is the supreme law of the land, and it is the duty of every citizen to know its principles and to abide by them. The Constitution is the foundation of our government, and it is the source of all our rights and liberties. It is the law that governs us, and it is the law that we must obey. The Constitution is the law that we must live by, and it is the law that we must defend.

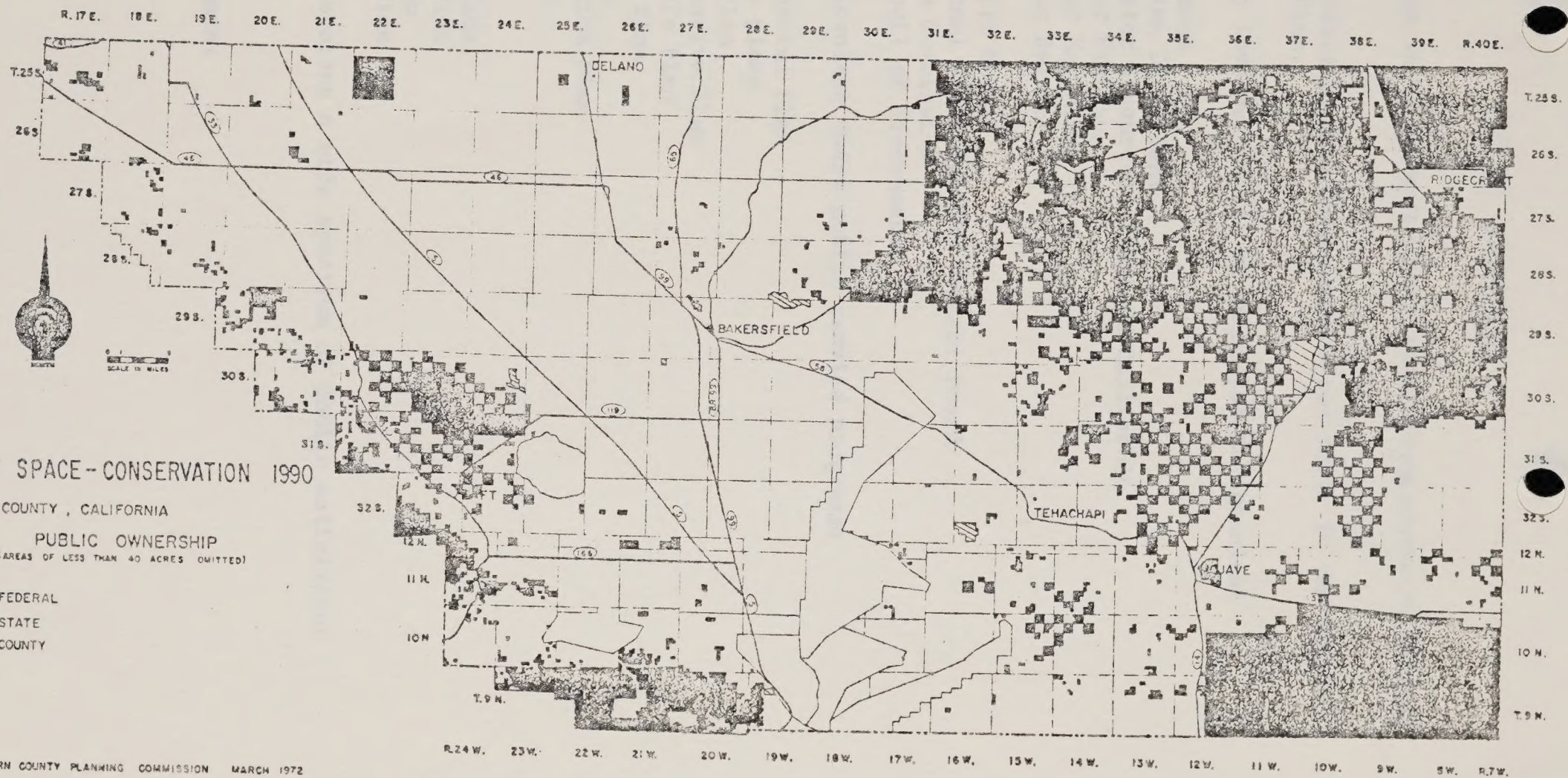
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PUBLIC INVOLVEMENT

The Open-Space Program is an element of the city's Comprehensive General Plan.

It interprets the guidelines for open-space as set forth in the city's Land Use and Zoning Plan.

This program directly involves public or quasi-public agencies:

- Wildlife Department
- Parks & Recreation Department
- Department of Water Resources, State of California
- State Division of Highways
- U.S. Army Corp of Engineers
- Soil Conservation Service
- HUD
- Kern County Public Works
- California Regional Water Quality Control Board
- Public Utilities Commission
- Kern County Council of Governments

The Open-Space Plan involves these public service programs:

- Comprehensive General Plan
- Water and sewage plans
- Transportation Plan
- Agricultural Preserve Plan
- Parks and Wildlife Plan
- Refuse Disposal Plan
- Storm Drain Plan
- Park and Recreation Plan
- Circulation Plan
- Housing Plan
- Land Use Plan
- Noise control plans
- Scenic Highway Plan
- Conservation Plan
- Seismic Safety Plan

The Open-Space Plan involves a wide spectrum of public activities:

- Housing
- Public works
- Economic development
- Education
- Water pollution
- Air pollution
- Transportation
- Public utilities
- Recreation
- Agriculture
- Conservation

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PRIVATE INVOLVEMENT

Direction for open-space action must come from the participation of private groups and individuals. This essential ingredient to the program should give imaginative orientation to the preservation of valuable unprotected open spaces.

Some of the private interests that should have concern with open-space considerations are:

- Civic organizations
- Financial institutions
- Industry and commerce
- Religious organizations

- Garden clubs
- Archeological Society
- Historical Society
- Pistol clubs
- Archery clubs
- Camera clubs
- Sportmen's associations
- Anti-poverty citizen action groups
- Bird watching groups
- Active sports groups
- Youth groups
- Riding clubs
- Geological study groups
- Conservation groups

- Individual developers
- Hunters and fishermen
- Golfers
- Farmers and ranchers
- Hikers and campers
- Architects and engineers
- Interested citizens

1. The following are the names of the persons who have been identified as having been in contact with the subject of this report during the period of the investigation. The names are listed in the order in which they were identified.

2. The following are the names of the persons who have been identified as having been in contact with the subject of this report during the period of the investigation.

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STANDARD FORM NO. 64

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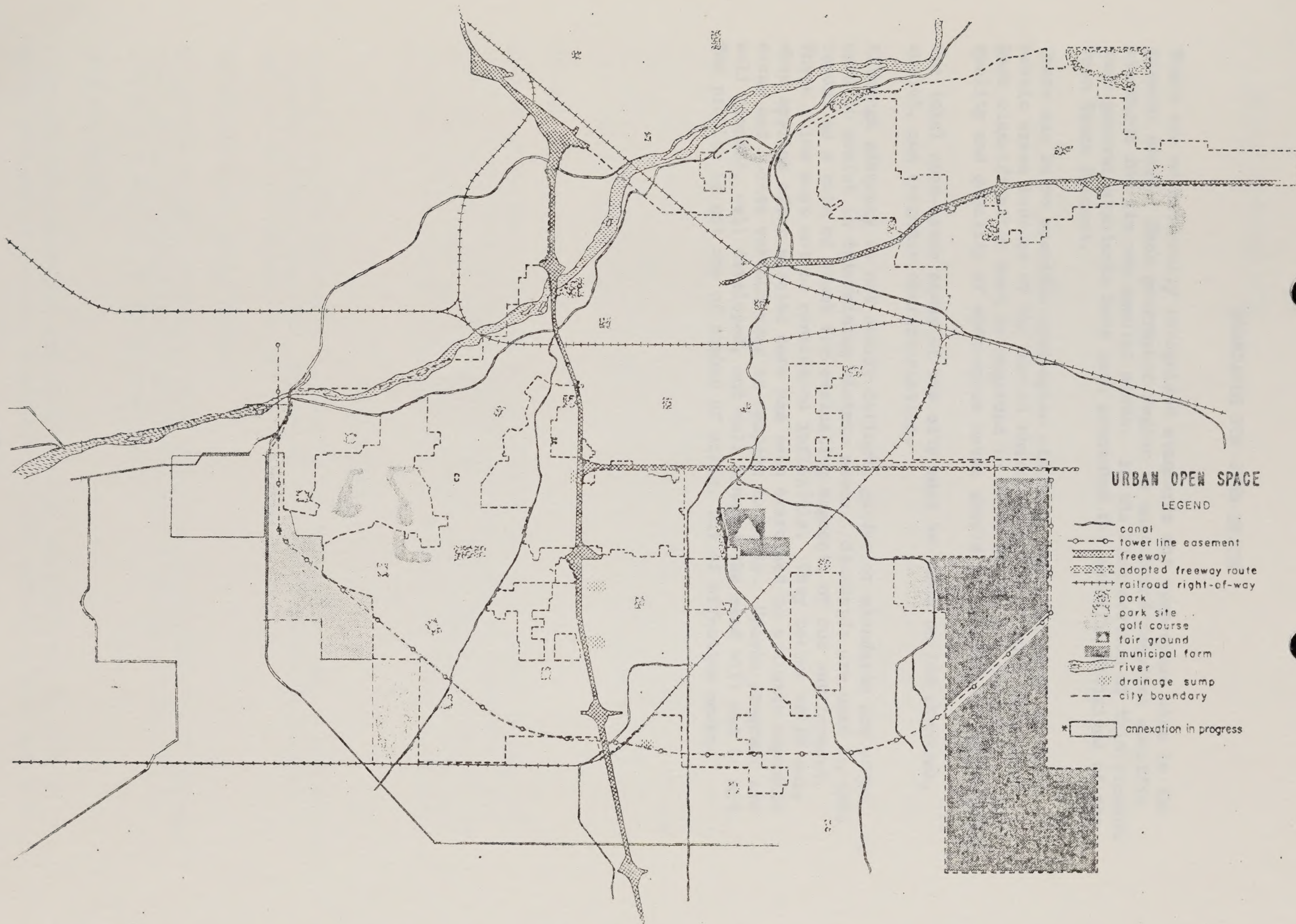
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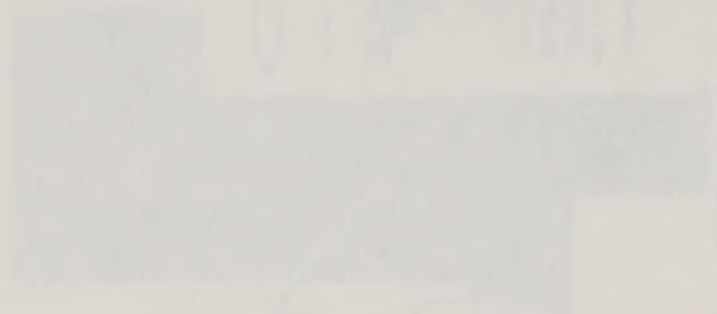
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URBAN OPEN SPACE

LEGEND

- canal
- tower line easement
- freeway
- adopted freeway route
- railroad right-of-way
- park
- park site
- golf course
- fair ground
- municipal farm
- river
- drainage sump
- city boundary
- * annexation in progress



STANDARDS FOR OPEN-SPACE

There are no nationally recognized standards for open-space uses in the general sense. Each geographic region is unique and requires specific standards for its own special needs. In the Plan section of this element some general standards have been presented for specific divisions of the Open Space Element.

There can be no specific open-space standards for historical sites or scenic areas because of the varied characteristics of such land uses. Each classification must be regarded in terms of its own potential. The quality and quantity of open-space needs should be considered subjectively.

The total open-space needs of the city must be based on its physical, social, and economic characteristics.

Although adequacy is not easily defined, guides or standards are often used to assist in determining minimum needs. Standards are used in this report as a rule of thumb for evaluating segments of our environment. These rules must not be considered inflexible. They become valid only when applied after special care has been exercised to evaluate separate areas and locate various uses in respect to needs. Unless programs are well planned, well developed, and well managed the need will not be met. The problem is not one of number of acres, but of effective acres.

There are a number of reasons why the 1980s are an important period in the history of the United States. First, the decade was marked by significant economic growth, particularly in the technology sector. Second, the 1980s saw the rise of the Reagan Revolution, which brought about a shift in the political and social landscape of the country. Finally, the decade was characterized by a series of major events, including the Iran-Iraq war and the AIDS crisis, which had a profound impact on the American people.

The 1980s were also a time of significant cultural change. The decade saw the rise of the MTV network, which revolutionized the way that music was consumed. It was also a time when the AIDS crisis became a major public health issue, leading to a greater awareness of the disease and the importance of safe sex. The 1980s were a decade of contrasts, with a period of economic prosperity and a time of social and cultural upheaval.

The study of the 1980s is important for a number of reasons. First, it allows us to understand the factors that led to the economic growth of the decade. Second, it helps us to understand the political and social changes that took place. Finally, it provides a window into the lives of the people who lived through the decade.

Although the 1980s were a time of significant change, there were also many continuities. The American dream of economic success remained a central theme of the decade. The importance of the family as a social unit was also maintained. Finally, the United States remained a global superpower, with a strong military and a significant influence on the world stage. The 1980s were a decade of both change and continuity, and studying it allows us to understand the complexities of the American experience.

1. NATURAL RESOURCE LAND

Forest Land

These lands produce wood products which are an essential part of the economy. They provide other important multiple use benefits of open space, range, public and private recreation, watershed, and wilderness. Fragmentation and disorderly development of forest lands jeopardizes proper timber management, fire and erosion control, and scenic values; and also contributes to pollution of water supplies.

Policy

Prime forest land does not exist within the city; however, the administrators of such lands are encouraged to maintain timber production under multiple use concept. Recreation and subdivision developments of forest land should be carried out in orderly manner with high standards for environmental protection. Coordination of management of public and private forest land is essential to the city's interest.

Mineral Production

Land used for mineral production includes that used for oil and gas wells, geothermal power fields, clay, sand and gravel pits, mines, and quarries. Extraction of such minerals is necessary to sustain an industrial economy. However, it is essential that the long range requirements for minerals be balanced against alternative land uses and the environmental impact of such mineral extraction.

Policy

Mineral production, both inside and outside the city, should be planned and performed so as to avoid destruction, pollution, or degradation of surrounding land, air, and water resources. After mineral extraction has been completed, land used for mineral production should be reclaimed and restored to its original site condition or improved for other appropriate uses.

Definition

Natural resource land is land deemed by the legislative body to possess or encompass natural resources, the use or recovery of which can best be realized by restricting the use of the land.

Natural Resource Land Standards

Management policies within the city boundaries shall conform with the most advanced technological method consistent with providing for the health, safety, and welfare of the general public.

Land Use Zoning

A program for enhancement and maintenance of aesthetic values will be established and maintained in cooperation with affected public agencies.

2. Objectives

The main objective of the project is to develop a comprehensive system for the management of the company's financial resources. This system will be designed to provide accurate and timely information on the company's financial position, enabling management to make informed decisions. The system will also facilitate the identification of potential risks and opportunities, and will be used to monitor and control the company's financial performance.

3. Scope

The project will cover the entire range of the company's financial activities, including the management of cash, credit, and investments. It will also cover the management of the company's financial reporting and the management of the company's financial risk. The project will be implemented in a phased manner, with the first phase focusing on the development of the system's core functionality, and subsequent phases focusing on the integration of the system with the company's existing financial systems.

4. Methodology

The project will be managed using a combination of top-down and bottom-up approaches. The top-down approach will involve the identification of the project's overall goals and objectives, and the development of a detailed project plan. The bottom-up approach will involve the identification of the project's specific tasks and activities, and the development of a detailed work breakdown structure. The project will be managed using a combination of these approaches, with the top-down approach providing the overall framework and the bottom-up approach providing the detailed implementation plan.

5. Results

The project will result in the development of a comprehensive system for the management of the company's financial resources. This system will provide accurate and timely information on the company's financial position, enabling management to make informed decisions. The system will also facilitate the identification of potential risks and opportunities, and will be used to monitor and control the company's financial performance.

6. Conclusion

The project will be a significant success, as it will provide the company with a comprehensive system for the management of its financial resources. This system will enable management to make informed decisions, and will facilitate the identification of potential risks and opportunities. The project will be implemented in a phased manner, with the first phase focusing on the development of the system's core functionality, and subsequent phases focusing on the integration of the system with the company's existing financial systems.

7. References

The project will be managed using a combination of top-down and bottom-up approaches. The top-down approach will involve the identification of the project's overall goals and objectives, and the development of a detailed project plan. The bottom-up approach will involve the identification of the project's specific tasks and activities, and the development of a detailed work breakdown structure. The project will be managed using a combination of these approaches, with the top-down approach providing the overall framework and the bottom-up approach providing the detailed implementation plan.

8. Appendix

The project will be managed using a combination of top-down and bottom-up approaches. The top-down approach will involve the identification of the project's overall goals and objectives, and the development of a detailed project plan. The bottom-up approach will involve the identification of the project's specific tasks and activities, and the development of a detailed work breakdown structure. The project will be managed using a combination of these approaches, with the top-down approach providing the overall framework and the bottom-up approach providing the detailed implementation plan.

Land Use Zoning regulations and development standards consistent with policies of the general plan will be in effect over the natural resource lands.

Earthwork Operations

Surveillance of land cut and fill operations will be maintained and requirements for the replacement of the terrain in a suitable condition, replanting or landscaping of new slopes, is to be required. Adequate erosion control measures should be provided.

Signs

No off-premises outdoor advertising signs shall be permitted. On-premise signs should be of a size, height, number and type necessary for proper identification.

Pollutants

Production or exploitation of natural resources shall be conducted in such a manner that noise, air, and water pollution shall be held to a minimum. They shall be consistent with modern technological advancements in control measures of such operations.

Preservation

Existing flora, fauna, and wildlife habitats will be preserved.

land use planning regulations and development standards consistent with
policies of the general plan will be a direct result of the general
plan.

Development Regulations

Development of land use and other regulations will be consistent with
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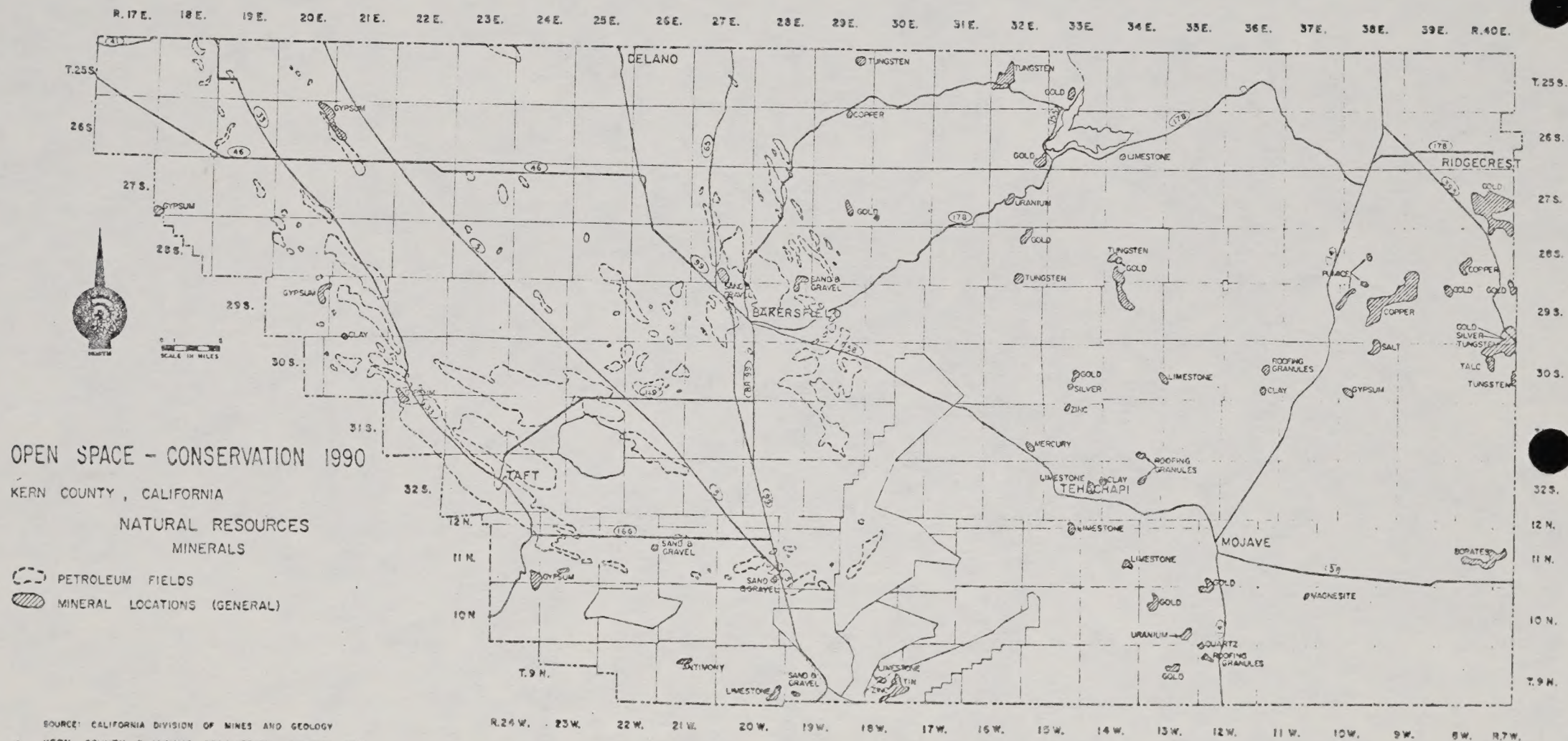
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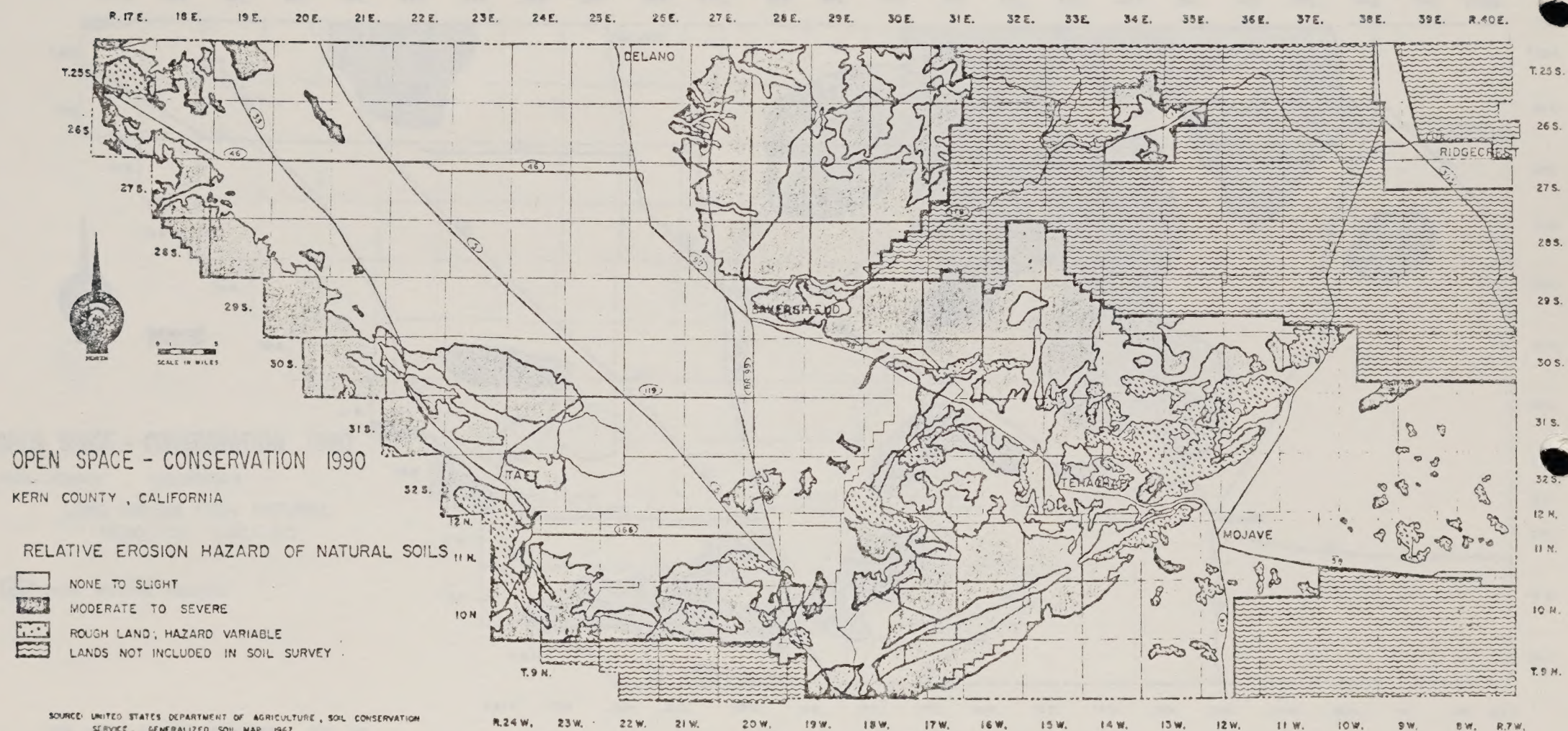
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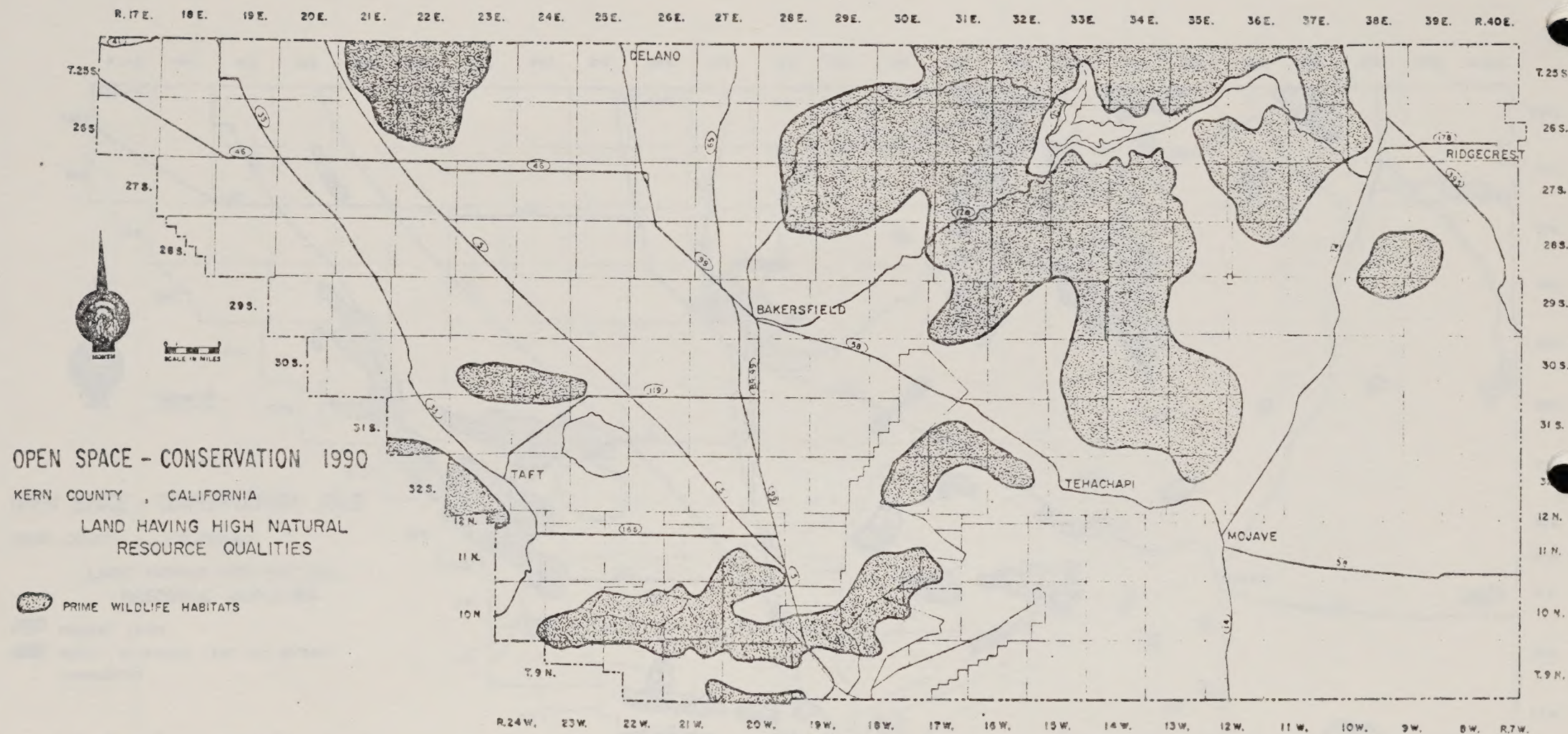
SOURCE: CALIFORNIA DIVISION OF MINES AND GEOLOGY
 KERN COUNTY PLANNING COMMISSION MARCH 1972



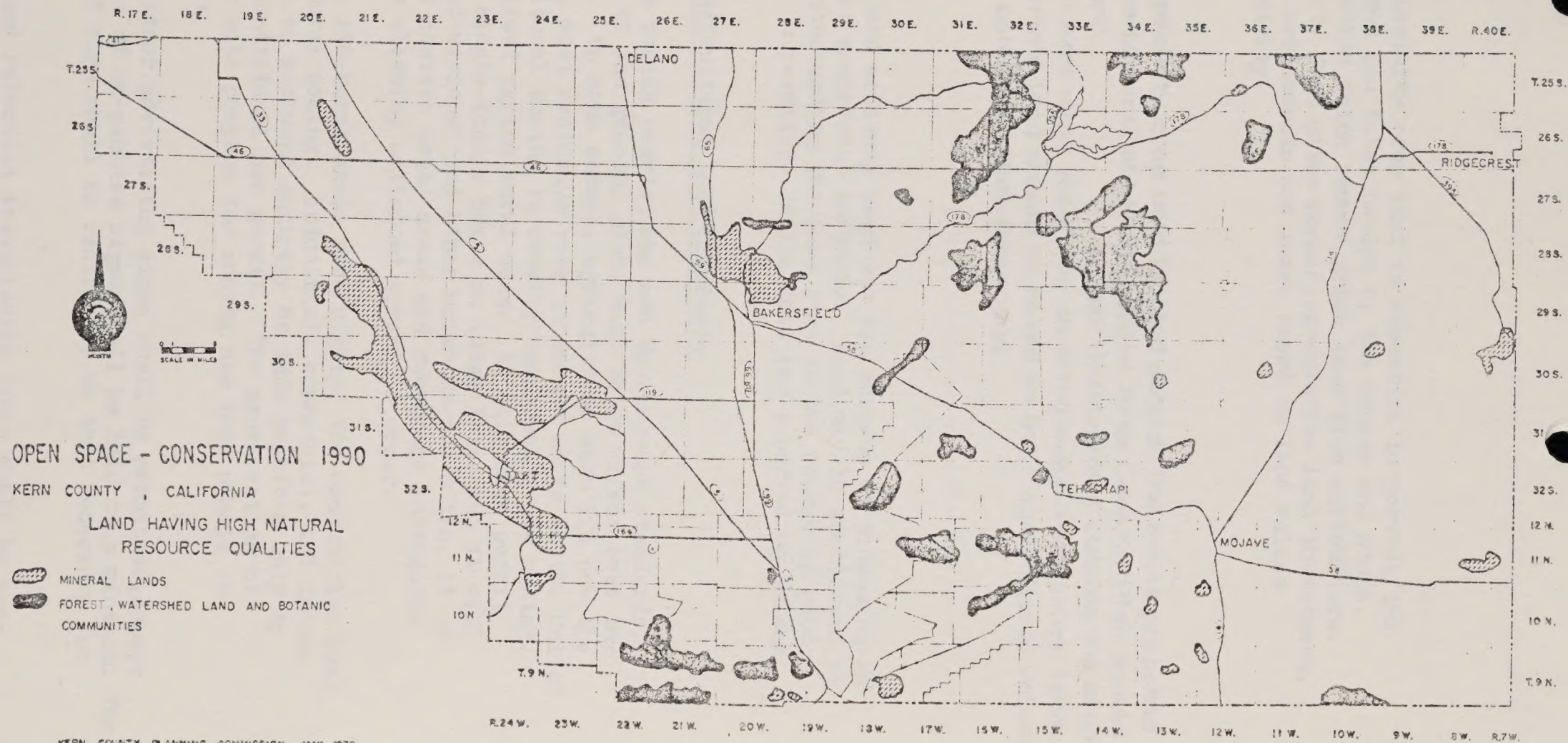
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2. AGRICULTURAL LAND

Prime agricultural and specialty crop land is essential to provide the variety and quality of food and fiber needed by the county and state. Economic forces are in motion which remove prime land from agriculture. This has resulted, in part, from urban sprawl, speculative land investment, and increasing levels of assessments and taxes based on land values unrelated to crop productivity.

Policy

Prime agricultural and specialty crop land located outside the areas proposed for urban expansion on the Bakersfield Metropolitan Area General Plan should be reserved for agriculture. Urban development outside the area proposed for future urban expansion should be diverted away from prime lands. Land taxes on reserved prime land should be based on their agricultural values and not on their value as potential subdivision land.

Definition

Agricultural land means land actively used for the purpose of producing an agricultural commodity for commercial purposes. Land may be considered to be "actively used," notwithstanding the fact that in the course of good agricultural practice, it is permitted to lie idle for a period up to one year.

Agricultural Land Standards

Land Use Zoning. Land use zoning regulations and development standards, consistent with policies of the general plan, will be in effect over the prime agricultural lands. In some senses, agricultural uses are now the highest, least intensive, most exclusive zone in common usage in the United States. Although agricultural zoning is usually unintensive use zoning, it will permit industrialized agricultural uses. It will also permit such residential uses as single-family homes on large lots, but it will prohibit conventional subdivisional and other urban uses. Often, it is used as a holding zone to contain urban areas and encourage contiguous developments, rather than allowing unlimited sprawl to occur.

As society began to value its rural areas more highly, the communities have upheld exclusive agricultural zoning. Industrial, commercial, and intensive residential uses may be excluded entirely or made possible only by obtaining approval of a conditional use permit. The preservation of agricultural lands as the sole purpose for zoning has been upheld in numerous California cases.

Signs. No off-premise outdoor advertising signs shall be permitted, except by use permit. The number of on-premise signs shall be held to a minimum. The size, height, number and type of sign shall be restricted to that necessary for identification purposes.

Transmission Lines. New and relocated transmission lines shall be constructed on existing rights-of-way, where possible. Parallel transmission lines shall not occupy separate tower system, but shall be designed and reconstructed so one tower system can be utilized.

Soil Conservation. Adequate erosion control measures shall be provided to conserve prime agricultural soil.

Pollution. Disposal and burning of agricultural waste products shall be done in a manner that prevents air, water, and land pollution.

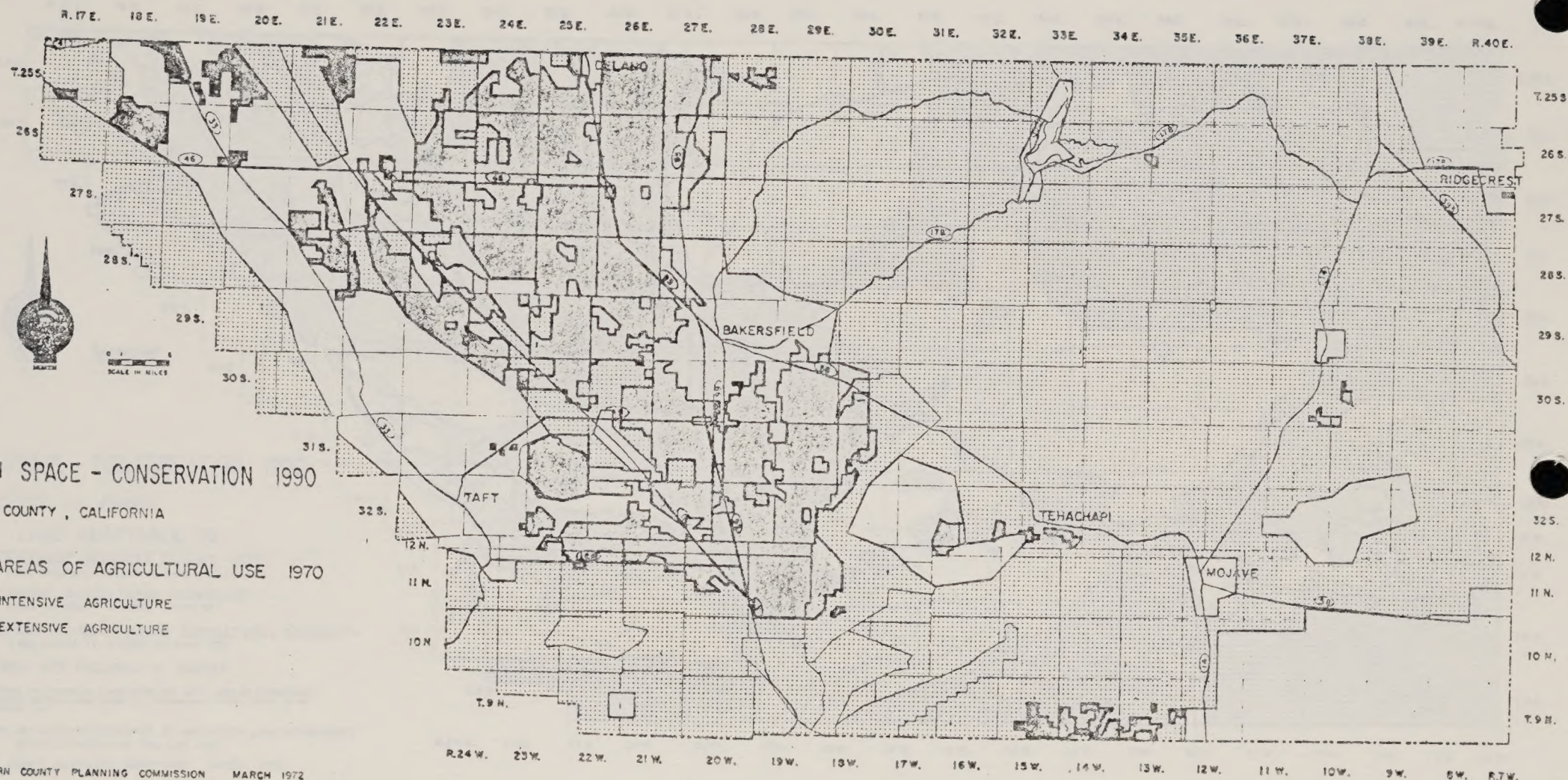
Inventory of Agricultural Lands. Plan acquisition and development.

1. The first part of the report is a general introduction to the subject of the study. It discusses the importance of the study and the objectives of the research.

2. The second part of the report is a detailed description of the methodology used in the study. It includes information about the sample, the data collection methods, and the statistical analysis.

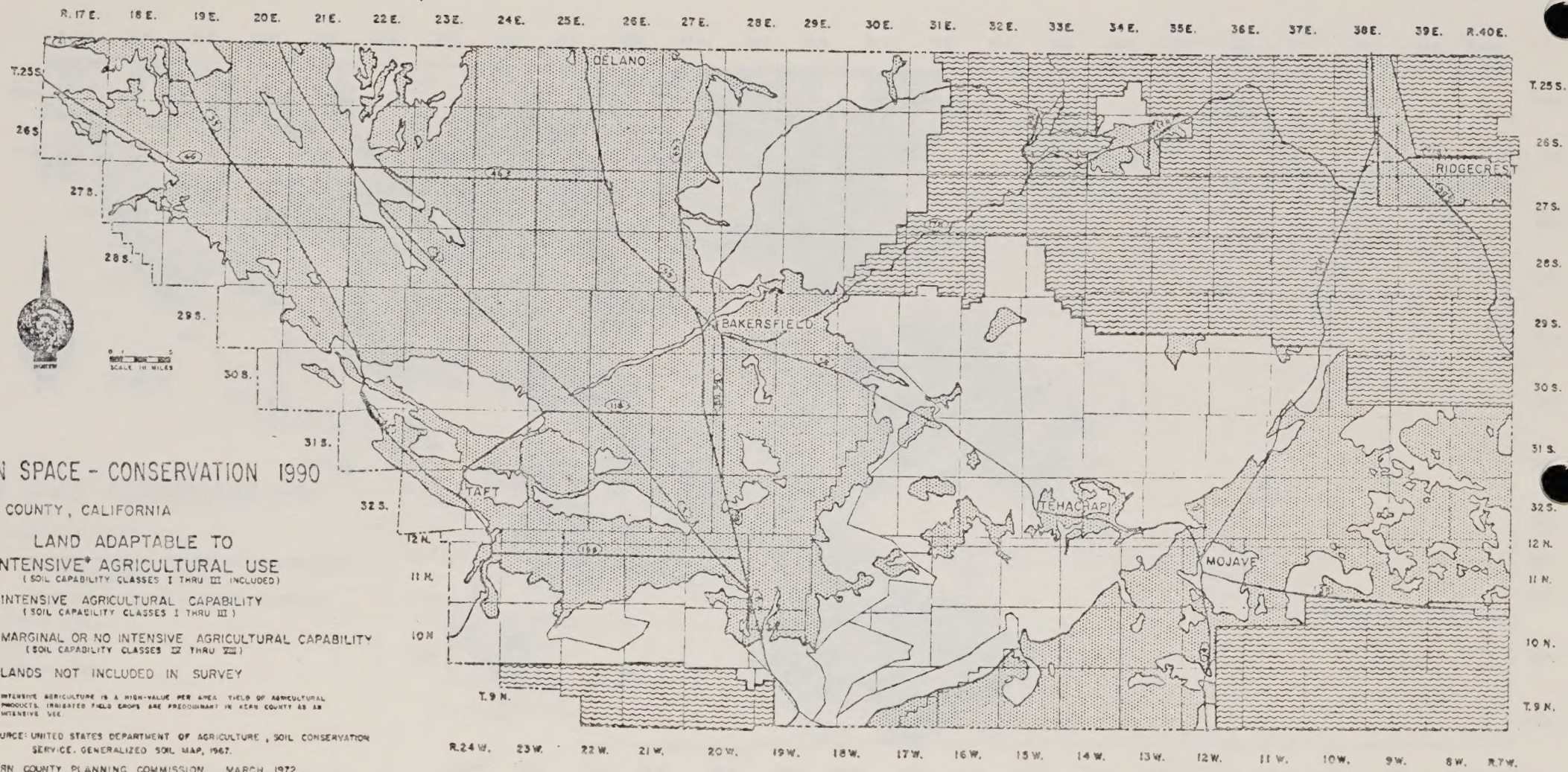
3. The third part of the report is a discussion of the results of the study. It compares the findings with the previous research and discusses the implications of the study.

24.

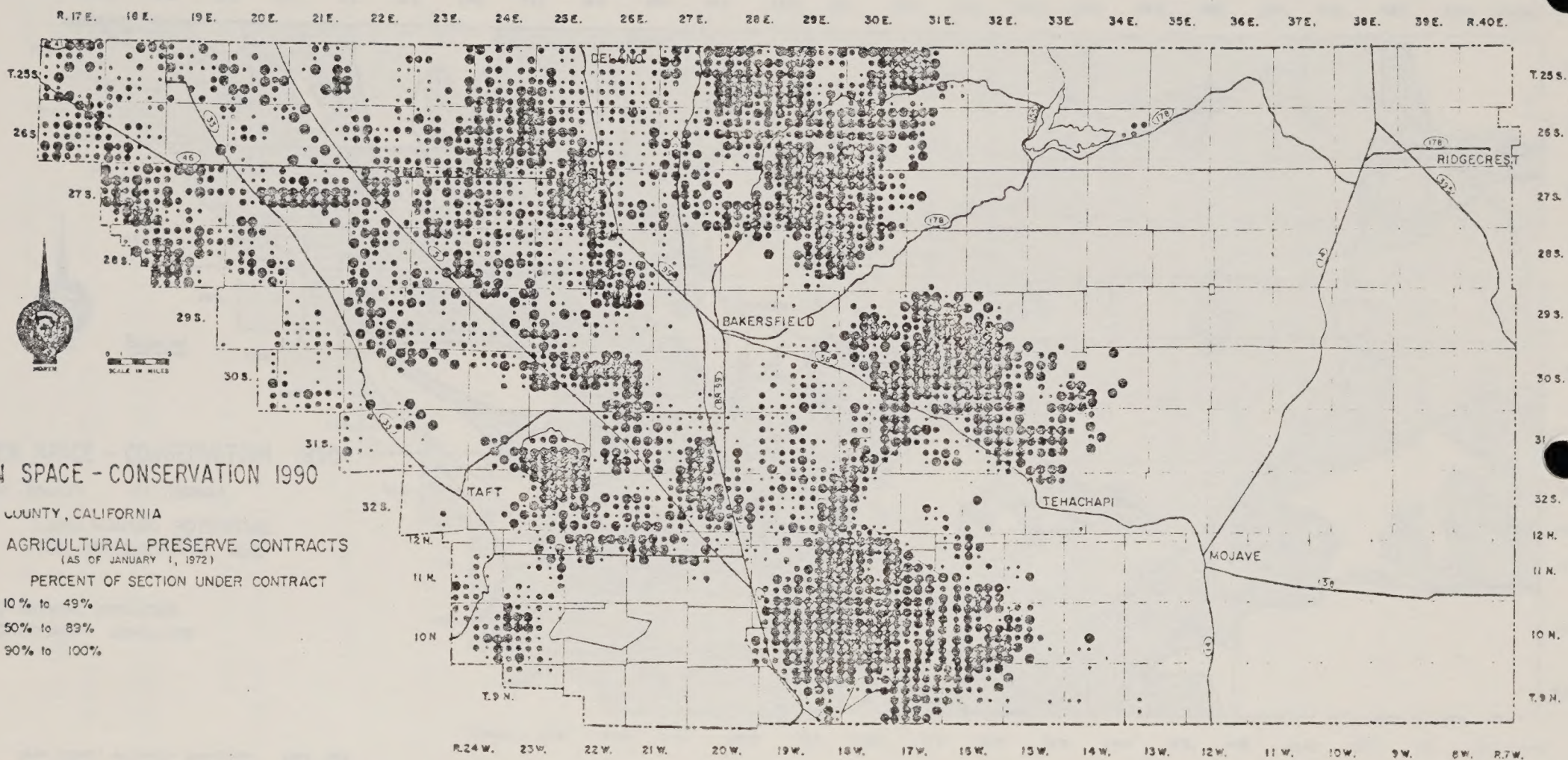




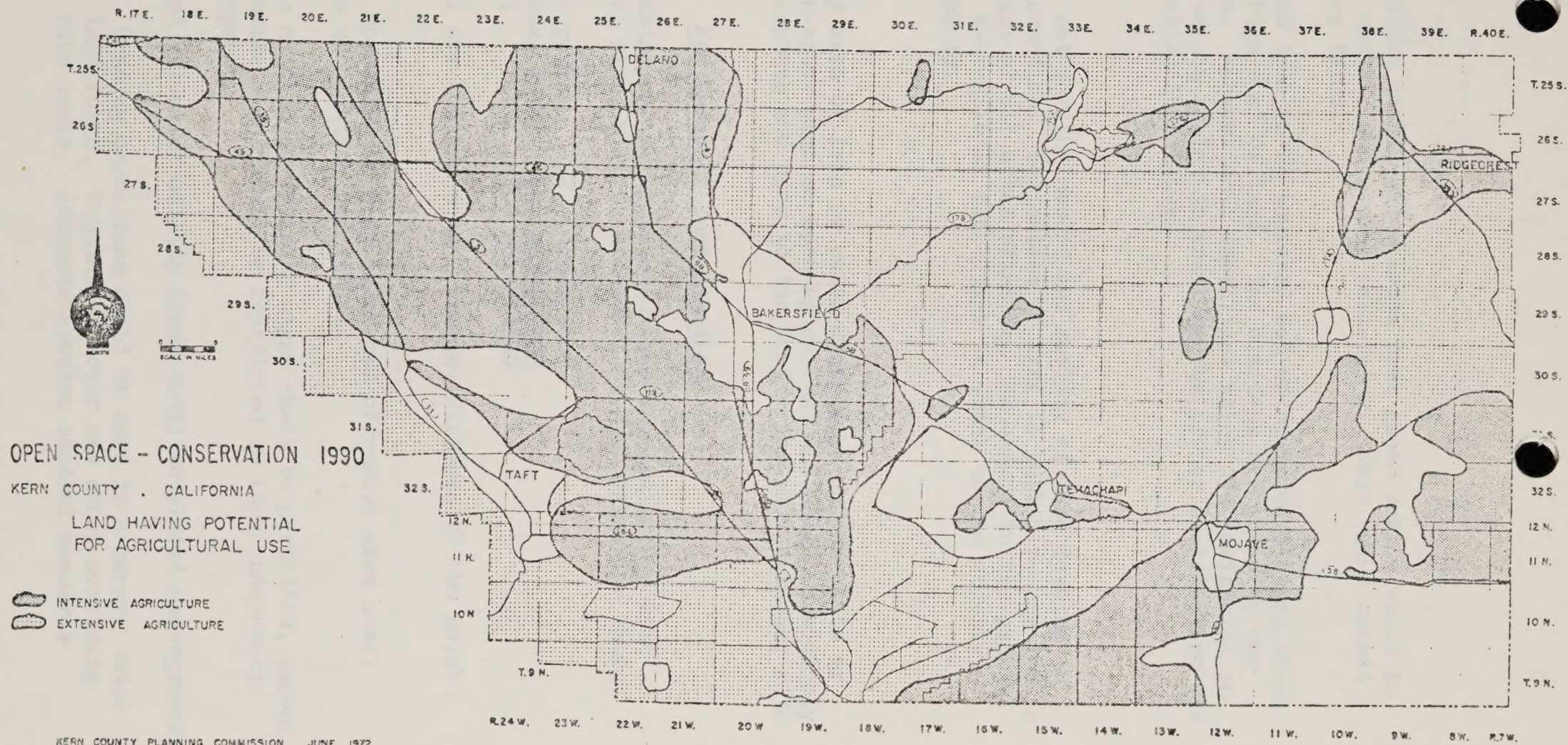
25.













3. RECREATIONAL LAND

Recreational opportunities within urban areas have great public value in maintaining physical, mental, and social well-being. This value cannot be measured in monetary terms.

Public recreation areas tend to be squeezed out of newly developing urban areas because of the high cost of land. The citizens are the ones who lose when this happens. Recreational facilities which are designated on the city's general plan can assist in insuring the proper distribution and spacing of these essential facilities.

Policy

A minimum standard is set for the amount and quality of land devoted to public and private recreation. Dedication of land to public recreation is an essential requirement of all urban planning. Adherence to the general plan which designates recreational facilities is vital to the orderly development of a community.

Definition

Recreation land is any area of land or water designated on the state or regional or local open-space plan as open-space land and which is actively used for recreation purposes and open to the public for such purposes with or without charge.

Recreational Land Standards

Land Use. Land use zoning and development standards, consistent with policies of the general plan, will be in effect on the recreation lands.

<u>Size Standards.</u>	Local parks:	2.5 acres/1000
	Regional parks:	5.0 acres/1000
	Total	7.5 acres/1000

Distance. Local parks are located within walking distance of the neighborhood served.

Screening. Effective screening of play areas and offensive uses shall be accomplished by use of planting and fences.

Signs. No off-premise outdoor advertising signs shall be permitted, except by use permit. On-premise signs shall be restricted to those necessary for identification purposes.

Utility Lines. New and relocated utility lines shall be placed underground.

Earthwork Operations. Grading operations shall be done in a manner which produces naturalistic land forms. Vegetation cover and other screening should be provided to hide scars. Adequate erosion control measures shall be provided.

Proper Maintenance. The recreation area shall be maintained in good condition with proper attention given to neat appearance. The grounds shall be kept free from trash or other objectional uses.

The purpose of this study is to investigate the effects of the proposed system on the performance of the system. The study is divided into two main parts: a theoretical analysis and an experimental evaluation.

The theoretical analysis is based on the principles of the system and the assumptions made in the design. It is intended to provide a preliminary assessment of the system's performance and to identify the key factors that influence its behavior.

2. Methodology

The methodology of this study is based on the principles of the system and the assumptions made in the design. It is intended to provide a preliminary assessment of the system's performance and to identify the key factors that influence its behavior.

3. Results

The results of the study are presented in this section. They are divided into two main parts: a theoretical analysis and an experimental evaluation.

4. Discussion

The discussion of the results is presented in this section. It is intended to provide a preliminary assessment of the system's performance and to identify the key factors that influence its behavior.

Item	Value
Item 1	1.2
Item 2	1.5
Item 3	1.8
Item 4	2.1
Item 5	2.4
Item 6	2.7
Item 7	3.0
Item 8	3.3
Item 9	3.6
Item 10	3.9
Item 11	4.2
Item 12	4.5
Item 13	4.8
Item 14	5.1
Item 15	5.4
Item 16	5.7
Item 17	6.0
Item 18	6.3
Item 19	6.6
Item 20	6.9
Item 21	7.2
Item 22	7.5
Item 23	7.8
Item 24	8.1
Item 25	8.4
Item 26	8.7
Item 27	9.0
Item 28	9.3
Item 29	9.6
Item 30	9.9
Item 31	10.2
Item 32	10.5
Item 33	10.8
Item 34	11.1
Item 35	11.4
Item 36	11.7
Item 37	12.0
Item 38	12.3
Item 39	12.6
Item 40	12.9
Item 41	13.2
Item 42	13.5
Item 43	13.8
Item 44	14.1
Item 45	14.4
Item 46	14.7
Item 47	15.0
Item 48	15.3
Item 49	15.6
Item 50	15.9
Item 51	16.2
Item 52	16.5
Item 53	16.8
Item 54	17.1
Item 55	17.4
Item 56	17.7
Item 57	18.0
Item 58	18.3
Item 59	18.6
Item 60	18.9
Item 61	19.2
Item 62	19.5
Item 63	19.8
Item 64	20.1
Item 65	20.4
Item 66	20.7
Item 67	21.0
Item 68	21.3
Item 69	21.6
Item 70	21.9
Item 71	22.2
Item 72	22.5
Item 73	22.8
Item 74	23.1
Item 75	23.4
Item 76	23.7
Item 77	24.0
Item 78	24.3
Item 79	24.6
Item 80	24.9
Item 81	25.2
Item 82	25.5
Item 83	25.8
Item 84	26.1
Item 85	26.4
Item 86	26.7
Item 87	27.0
Item 88	27.3
Item 89	27.6
Item 90	27.9
Item 91	28.2
Item 92	28.5
Item 93	28.8
Item 94	29.1
Item 95	29.4
Item 96	29.7
Item 97	30.0
Item 98	30.3
Item 99	30.6
Item 100	30.9

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Noise. Public use by all citizens is encouraged during the daylight hours. Activities resulting in excessive noise which are inconsistent with the surrounding uses shall not be permitted.

Park Facilities

Presently, the City operates thirteen parks ranging in size from seven to 14 acres. These parks are comprised of 119 acres. The acreage falls far short of a desired 2.5 acres per 1,000 population. Our five excellent golf courses in the area, however, may be a mitigating factor in the deficiency. Two of the courses are private country clubs, while three are open to the public. Three other courses owned by the County are within reasonable driving distance from Bakersfield.

A park of twenty acres in size is under development. Seven park sites with a combined acreage of 151 acres have been acquired for future development. In addition, the City Sanitary Landfill of 161 acres is proposed for open space use when the present use is terminated.

The following list identifies the various city parks, gives their location and designates the facilities available to the public.

1. BEALE PARK

A city park (6.41 acres) located on Oleander Avenue between Dracena and Palm Street.

Existing Facilities

Restrooms
Picnic tables and grills
Drinking fountains
Lighted group picnic tables for 300
Lighted amphi-theater (seating 250)
Three (3) lighted tennis courts
Lighted horse shoe courts
Lighted swimming pool
Wading pool
Playground equipment
Lighted senior citizens area with shelter & two shuffle board courts
Lighted multi-purpose game slab with basket ball goals
Concession stand
Lighted turf areas with standards for badminton, volley ball, & Ping pong tables

2. CALIFORNIA PARK

A City Park (12.88 acres) located on East California Avenue between King Street and Owens Street.

These figures are by no means intended to be taken literally, but they do indicate the general trend of the situation.

2. The Situation

The first part of the report deals with the general situation in the country. It is a very interesting and informative study of the country's economic and social conditions. The author has done a great deal of research and has gathered a wealth of material which he has presented in a clear and concise manner.

The second part of the report deals with the specific details of the country's economic and social conditions. It is a very detailed and thorough study of the country's economic and social conditions. The author has done a great deal of research and has gathered a wealth of material which he has presented in a clear and concise manner.

3. The Results

The results of the study are presented in the third part of the report. It is a very detailed and thorough study of the country's economic and social conditions. The author has done a great deal of research and has gathered a wealth of material which he has presented in a clear and concise manner.

4. The Conclusions

The conclusions of the study are presented in the fourth part of the report. It is a very detailed and thorough study of the country's economic and social conditions. The author has done a great deal of research and has gathered a wealth of material which he has presented in a clear and concise manner.

5. The Recommendations

The recommendations of the study are presented in the fifth part of the report. It is a very detailed and thorough study of the country's economic and social conditions. The author has done a great deal of research and has gathered a wealth of material which he has presented in a clear and concise manner.

Existing Facilities

Restrooms
Picnic Tables
Grills
Drinking Fountains
Lighted softball diamond
Lighted swimming pool
Wading Pool with shelter
One lighted tennis court
Open turfed areas with standard x for volley ball and badminton
Playground equipment
Park security night lighting
Refreshment stand

3. CENTRAL PARK

A City Park (10.62 acres) located on "R" Street between 19th Street and 21st St.

Existing Facilities

Restrooms
Picnic tables and grills
Drinking fountains
Lighted group picnic tables for 600 with sheltered three (3) line serving counter
Playground equipment
Lighted swimming pool
Open turfed areas and standards for badminton and volley ball, horse shoe courts, roque court

Special Park Features

Cunningham Memorial Art Gallery surrounded by Aram Adams Memorial Camelia Garden. Art Gallery open daily 10:00 AM to 4:00 PM except Mondays
Canal through park stocked with water fowl.

4. JASTRO PARK

A City Park (8.56 acres) located on Truxtun Avenue at Myrtle Street

Existing Facilities

Restrooms
Picnic tables and grills
Lighted group picnic tables for 300 with sheltered three line serving counter
Drinking fountains
Band stand (no seating)
Six (6) tennis courts four (4) lighted
Lighted swimming pool
Playground equipment
Open turfed areas with standards for badminton, volley ball, ping pong tables

Exhibit 100-100

Exhibit 100-100 is a photograph of the interior of the vehicle. The photograph shows the front seat and the dashboard. The front seat is upholstered in a dark material. The dashboard is made of a light-colored material. The photograph is oriented horizontally.

Exhibit 100-100

A copy of the photograph is being provided to you for your information. The photograph is being provided to you for your information.

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Concession stand
Park security night lighting

5. JEFFERSON PARK

A City Park (7.85 acres) located on Beale Avenue between Bernard Street and Jefferson

Existing Facilities

Restrooms
Picnic tables and grills
Drinking fountains
Amphi-theater (seating 400)
Four (4) lighted tennis courts
Multi purpose game slab with basketball goals
Playground equipment
Lighted horse shoe courts
Lighted swimming pool
Security night lighting
Concession stand

6. LOWELL PARK

A City Park (6.46 acres) located on 4th Street at "R" Street.

Existing Facilities

Restrooms
Picnic tables and grills
Drinking fountains
Lighted group picnic tables for 300, with sheltered three (3) line serving counter
Underground Bar-B-Q pits
Playground equipment
Horse shoe courts
Softball diamond
Open turfed areas and standards for badminton & volley ball
Maintenance shop building
Park security night lighting

7. PLANZ PARK

A City Park (7.83 acres) located on Planz Road at South "H" Street.

Existing Facilities

Restrooms
Picnic Tables and grills
Drinking fountains
Softball diamond
Horse shoe courts
Lighted multi-purpose game slab with basketball goals
Lighted swimming pool
Playground equipment
Playground shelters
Park security night lighting

Examination of the
field notes and reports

2. Methods

A total of 15.5 hours of field work was spent in the
study area during the summer of 1968.

2.1. Field Work

The field work was carried out in the
study area during the summer of 1968.
The field work was carried out in the
study area during the summer of 1968.
The field work was carried out in the
study area during the summer of 1968.
The field work was carried out in the
study area during the summer of 1968.
The field work was carried out in the
study area during the summer of 1968.

2.2. Laboratory Work

A total of 15.5 hours of laboratory work was spent in the
study area during the summer of 1968.

2.3. Data Analysis

The data were analyzed using the
method of least squares.
The data were analyzed using the
method of least squares.
The data were analyzed using the
method of least squares.
The data were analyzed using the
method of least squares.
The data were analyzed using the
method of least squares.
The data were analyzed using the
method of least squares.

2.4. Results

A total of 15.5 hours of field work was spent in the
study area during the summer of 1968.

2.5. Discussion

The results of the field work
showed that the method of least
squares is a reliable method for
analyzing the data. The results
of the laboratory work showed that
the method of least squares is a
reliable method for analyzing the
data. The results of the data
analysis showed that the method of
least squares is a reliable method
for analyzing the data.

8. SAUNDERS PARK

A City Park (10.02 acres) located on U.S. 99 Freeway at Palm St.

Existing Facilities

Restrooms
Picnic tables and grills
Drinking fountains
Lighted swimming pool
Horse shoe courts
Softball diamond
Playground equipment
Playground shelter
Open turfed areas with standards for badminton, volley ball & ping pong tables
Park security night lighting.

9. SIEMON PARK

A City Park (8.76 acres) located on Redlands Drive at Pasadena Street

Existing Facilities

Restrooms
Drinking Fountains
Picnic tables and grills
Playground equipment
Swimming Pool
Group Picnic areas

10. WAYSIDE PARK

A City Park (14.32 Acres) located on El Toro Drive at Casa Loma Drive.

Existing Facilities

Restrooms
Picnic tables and grills
Drinking fountains
Lighted swimming pool
Horse shoe court
Playground shelter
Lighted multi-purpose game slab with basketball goals
Softball diamond
Open turfed areas with standards for volley ball and badminton
Ping pong tables
Playground equipment
Park security night lighting

11. WILSON PARK

A City Park (7.30 acres) located on Wilson Road at Benton Street.

Existing Facilities

Restrooms
Drinking Fountains
Picnic tables and grills
Lighted group picnic tables for 150
Playground equipment
Softball diamond
Multi-purpose game slab with basketball goals
Shelter

12. WEILL PARK

This is a City Park (1.87 acres) located on Golden State Highway at "Q" Street.

Existing Facilities

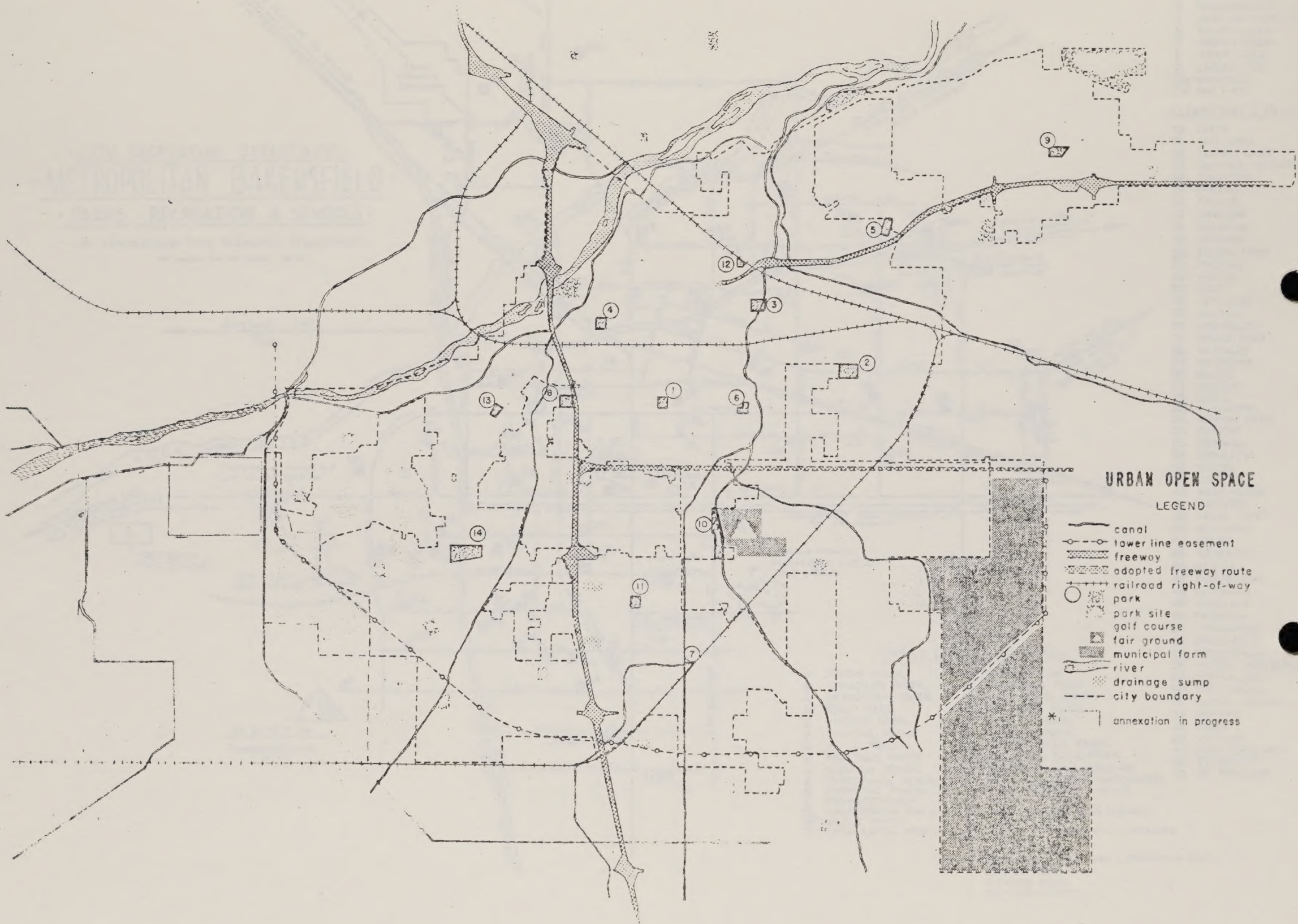
Restrooms
Picnic tables and grills
Drinking fountains
Wading pool
Playground equipment
Park security night lighting

13. CENTENNIAL PARK

A City Park (9.67 acres) located on Montclair Street between Marella Way and LaMirada Drive.

Existing Facilities

Restrooms
Playground equipment



URBAN OPEN SPACE

LEGEND

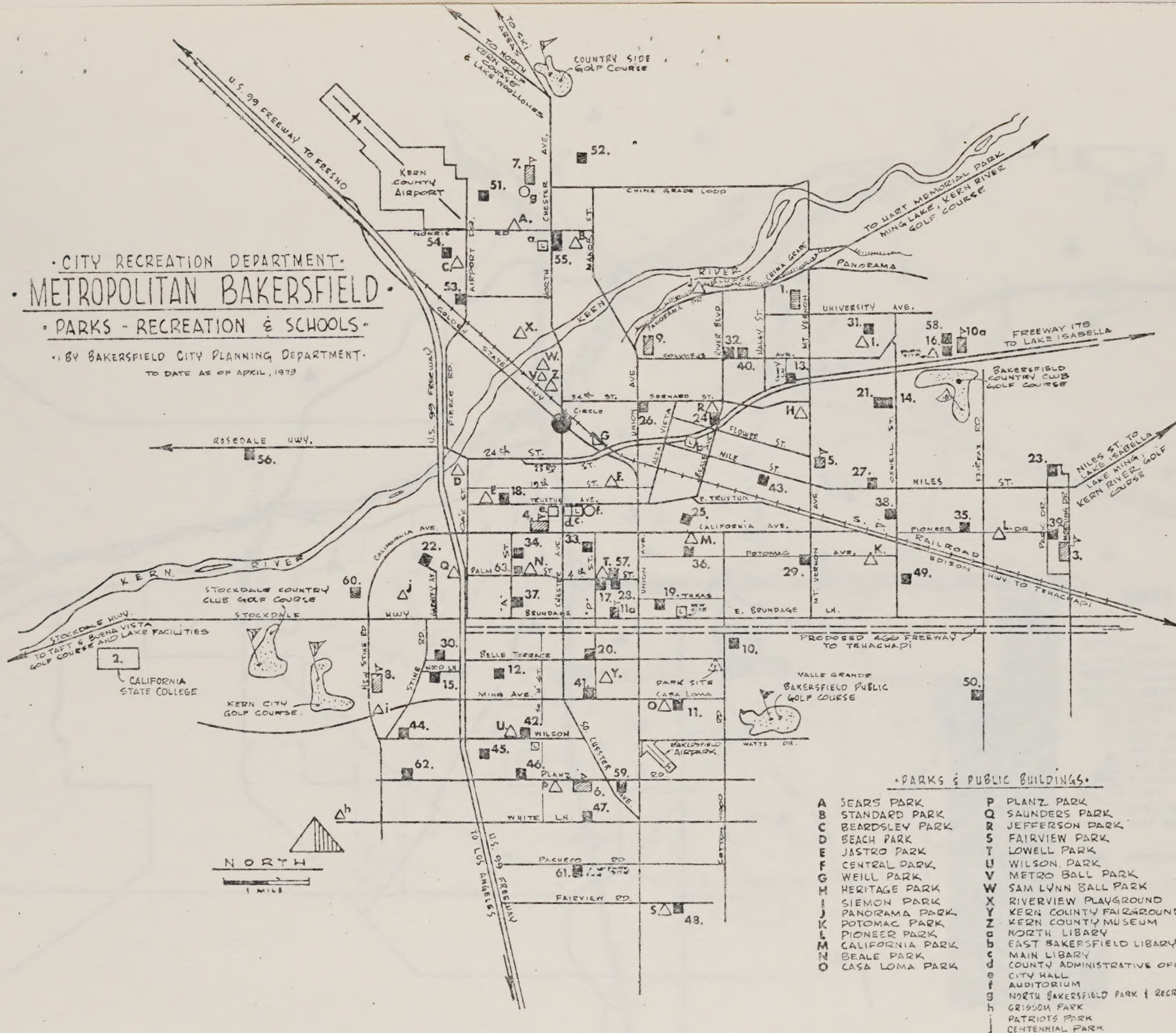
- canal
- - - - - tower line easement
- ▨ freeway
- ▨ adopted freeway route
- - - - - railroad right-of-way
- park
- ▨ park site
- ▨ golf course
- ▨ fair ground
- ▨ municipal farm
- ▨ river
- ▨ drainage sump
- - - - - city boundary
- * annexation in progress



CITY RECREATION DEPARTMENT. METROPOLITAN BAKERSFIELD.

PARKS - RECREATION & SCHOOLS.

BY BAKERSFIELD CITY PLANNING DEPARTMENT.
TO DATE AS OF APRIL, 1973



- COLLEGES •
- 1 BAKERSFIELD J.C.
 - 2 STATE COLLEGE SITE
- HIGH SCHOOLS •
- 3 FOOTHILL HIGH
 - 4 BAKERSFIELD
 - 5 EAST BAKERSFIELD
 - 6 SOUTH HIGH
 - 7 NORTH HIGH
 - 8 WEST HIGH
 - 9 GARCES HIGH
 - 10a HIGHLAND
 - 11a ORA VISTA

• ELEMENTARY & JR. HIGH •

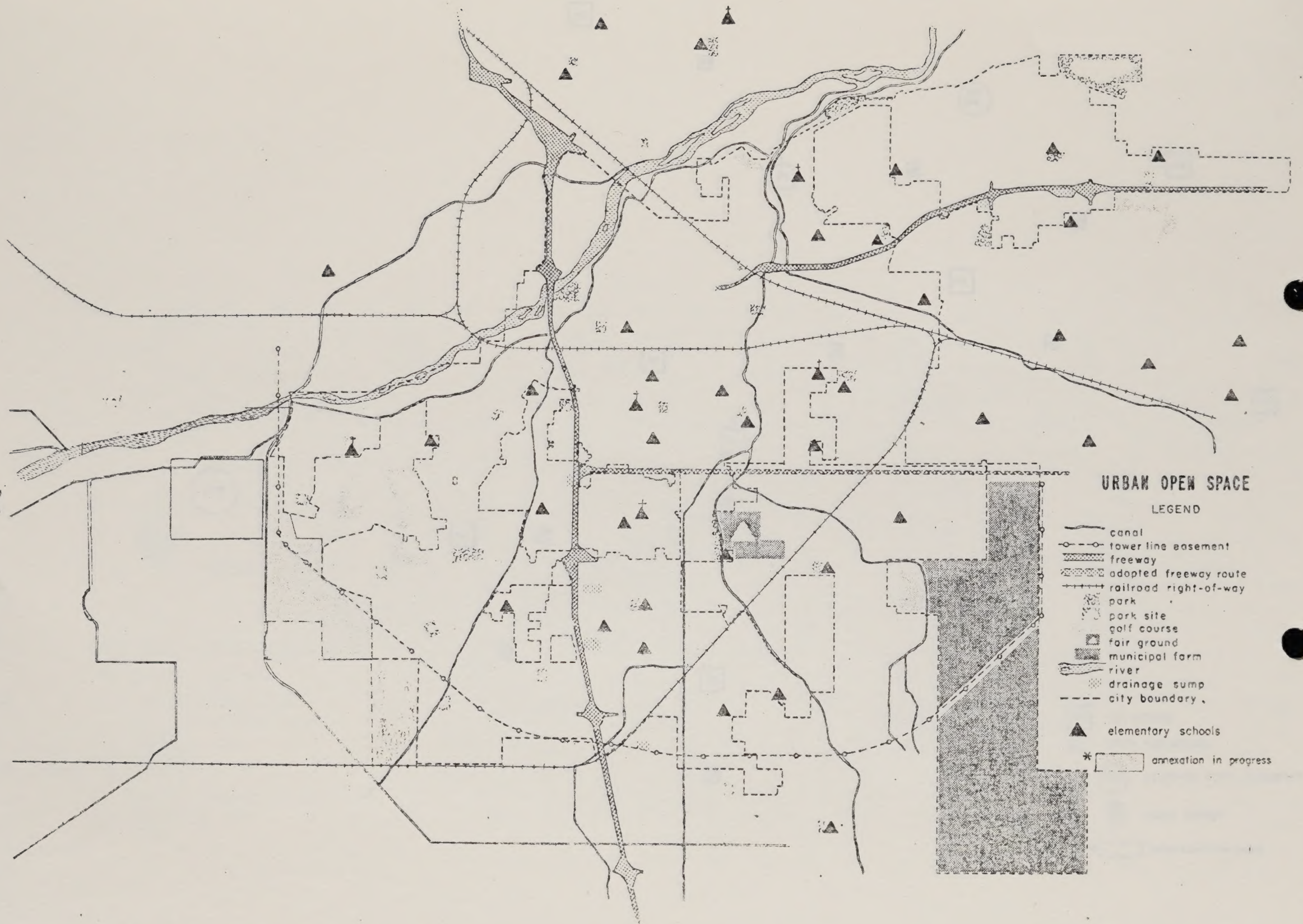
- 10 BAKER
- 11 CASA LOMA
- 12 CASTRO LANE
- 13 COLLEGE HEIGHTS
- 14 COMPTON
- 15 CURRAN
- 16 EISSLER
- 17 EMERSON
- 18 FRANKLIN
- 19 FREMONT
- 20 GOLDEN STATE
- 21 HARDING
- 22 HARRIS
- 23 HORT
- 24 JEFFERSON
- 25 LINCOLN
- 26 LONGFELLOW
- 27 HORACE MANN
- 28 MCKINLEY
- 29 MT. VERNON
- 30 MUNSEY
- 31 NICHOLS
- 32 NOBLE
- 33 R. JOHNSON
- 34 WILLIAM PENN
- 35 PIONEER
- 36 POTOMAC
- 37 ROOSEVELT
- 38 SIERRA
- 39 VOORIES
- 40 WASHINGTON
- 41 WAYSIDE
- 42 FRANK WEST
- 43 WILLIAMS
- 44 STINE
- 45 SEIBERT
- 46 PLANTZ
- 47 PLANTATION
- 48 FAIRVIEW
- 49 VIRGINIA
- 50 FAIRFAX
- 51 WINGLAND
- 52 HIGHLAND
- 53 BEARDSLEY
- 54 NORTH BEARDSLEY
- 55 STANDARD
- 56 FRUITVALE
- 57 KERN HAVEN
- 58 CHIPMAN
- 59 PAULY
- 60 VAN HORN
- 61 GREENFIELD JR HI
- 62 THOMPSON
- 63 ST. FRANCIS

• PARKS & PUBLIC BUILDINGS •

- | | |
|-------------------|---|
| A SEARS PARK | P PLANTZ PARK |
| B STANDARD PARK | Q SAUNDERS PARK |
| C BEARDSLEY PARK | R JEFFERSON PARK |
| D BEACH PARK | S FAIRVIEW PARK |
| E JASTRO PARK | T LOWELL PARK |
| F CENTRAL PARK | U WILSON PARK |
| G WEILL PARK | V METRO BALL PARK |
| H HERITAGE PARK | W SAM LYNN BALL PARK |
| I SIEMON PARK | X RIVERVIEW PLAYGROUND |
| J PANORAMA PARK | Y KERN COUNTY FAIRGROUNDS |
| K POTOMAC PARK | Z KERN COUNTY MUSEUM |
| L PIONEER PARK | a NORTH LIBRARY |
| M CALIFORNIA PARK | b EAST BAKERSFIELD LIBRARY |
| N BEALE PARK | c MAIN LIBRARY |
| O CASA LOMA PARK | d COUNTY ADMINISTRATIVE OFFICES |
| | e CITY HALL |
| | f AUDITORIUM |
| | g NORTH BAKERSFIELD PARK & RECREATION DIST. |
| | h GRISCOM PARK |
| | i PATRIOTS PARK |
| | j CENTENNIAL PARK |



THE CITY OF BOSTON
OFFICE OF THE CITY ENGINEER
BOSTON, MASS.
JANUARY 1, 1902



URBAN OPEN SPACE

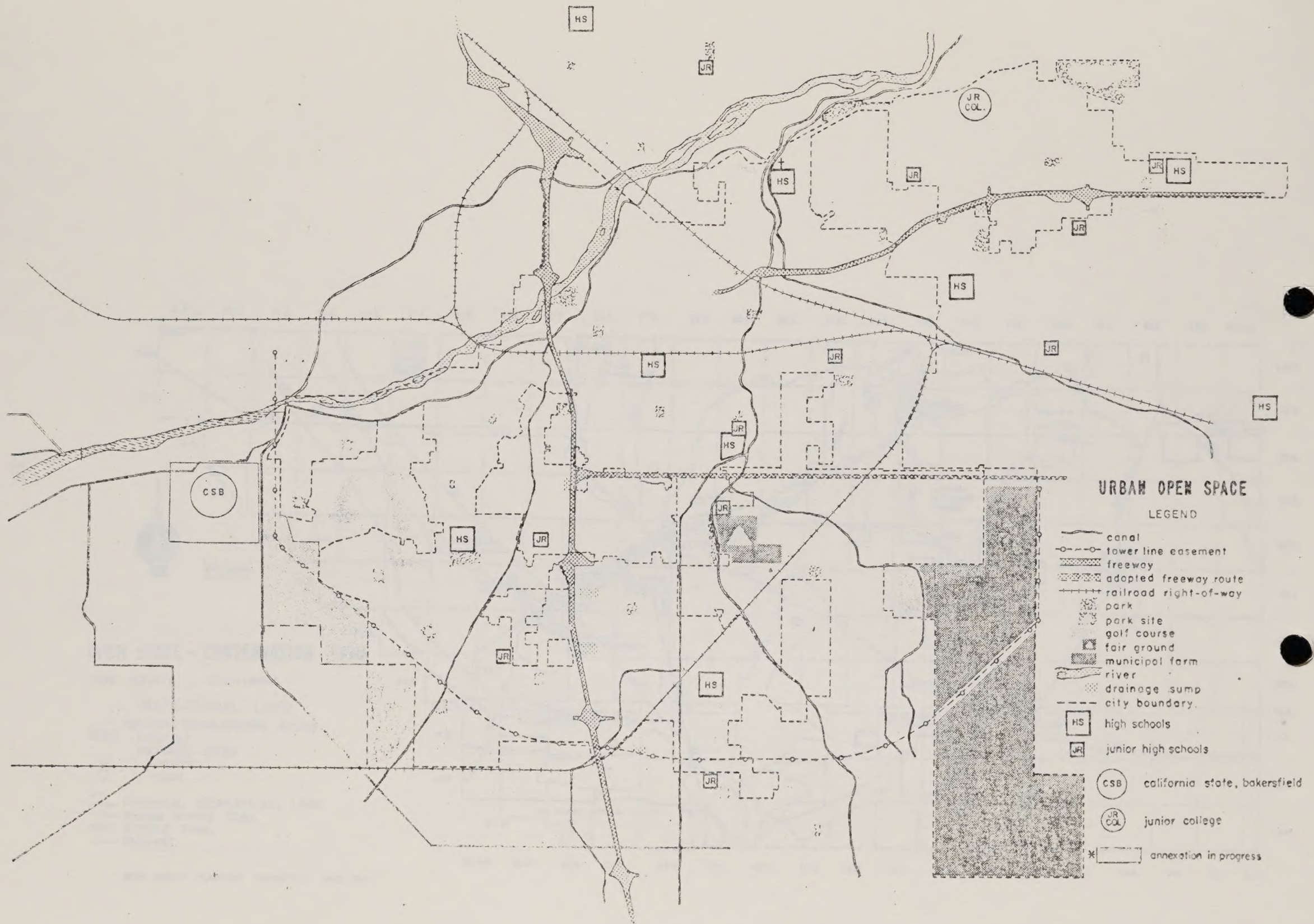
LEGEND

- canal
- tower line easement
- freeway
- adopted freeway route
- railroad right-of-way
- park
- park site
- golf course
- fair ground
- municipal farm
- river
- drainage sump
- city boundary.
- ▲ elementary schools
- * annexation in progress



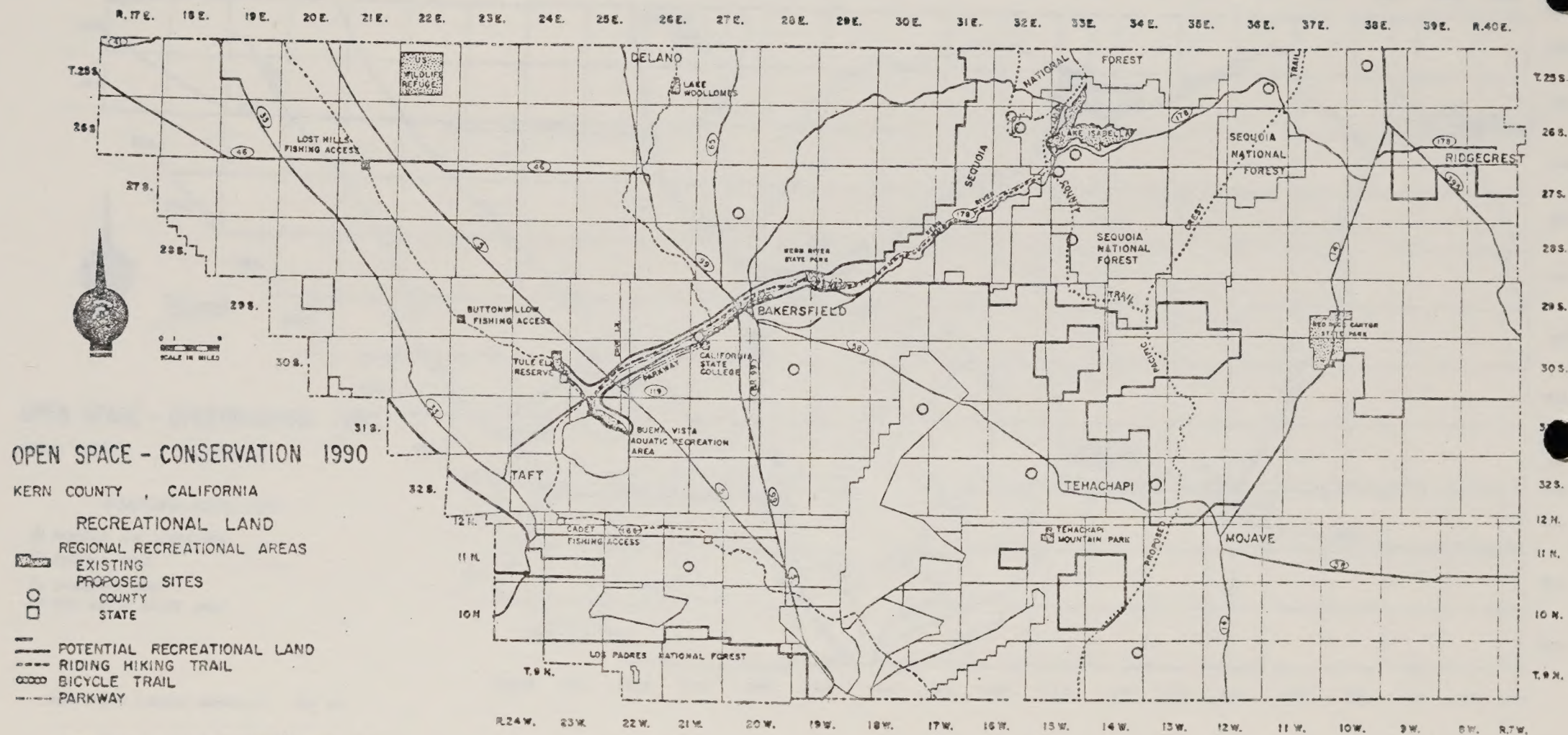
THE
STATE OF
NEW YORK
IN SENATE
JANUARY 1, 1901
REPORT
OF THE
COMMISSIONERS OF THE
LAND OFFICE
IN RESPONSE TO
RESOLUTION PASSED
JULY 1, 1899
BY THE SENATE
AND ASSEMBLY
ALBANY: J.B. LIPPINCOTT & CO. PRINTERS
1901







38.

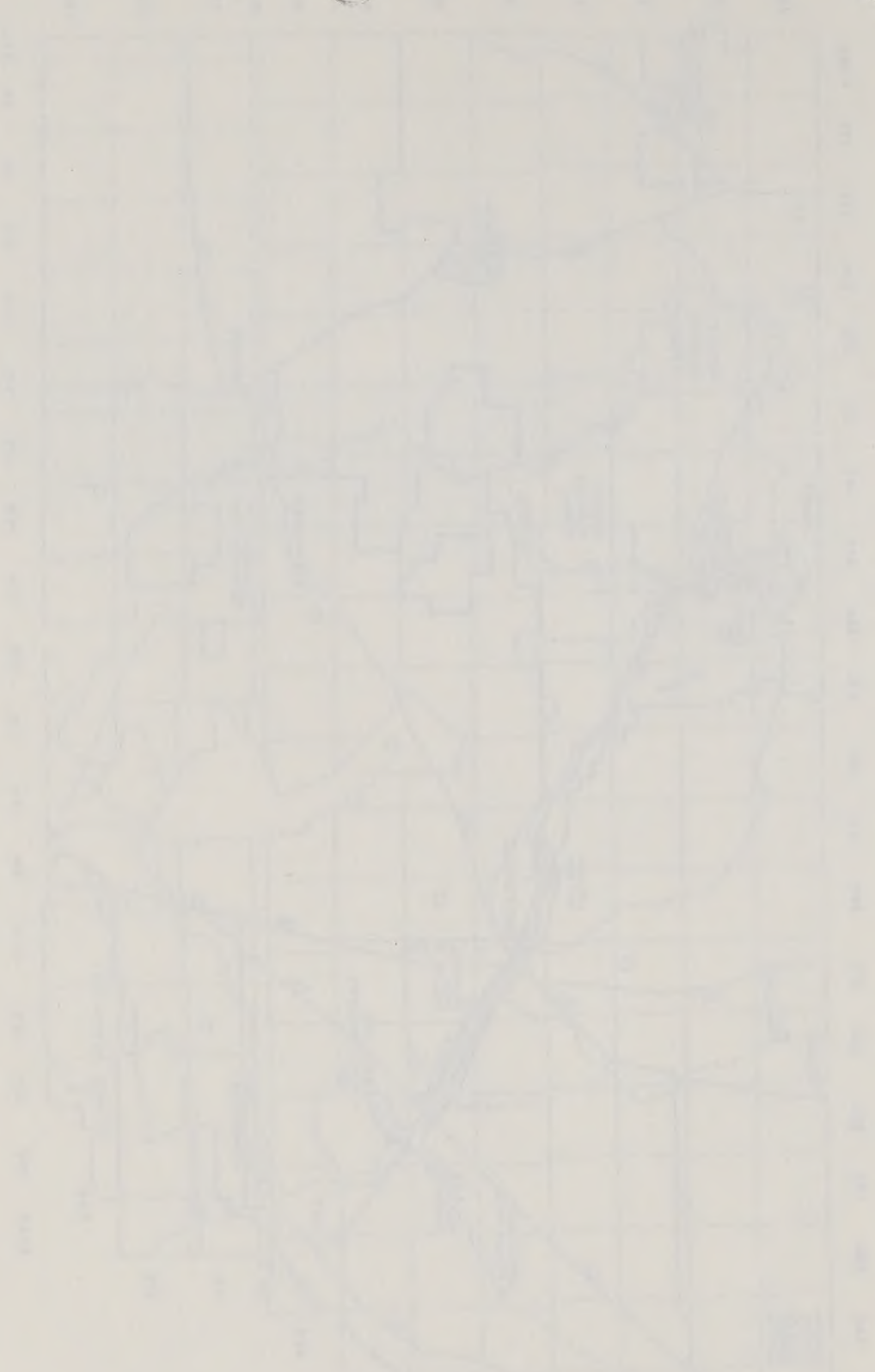


U.S. GEOLOGICAL SURVEY

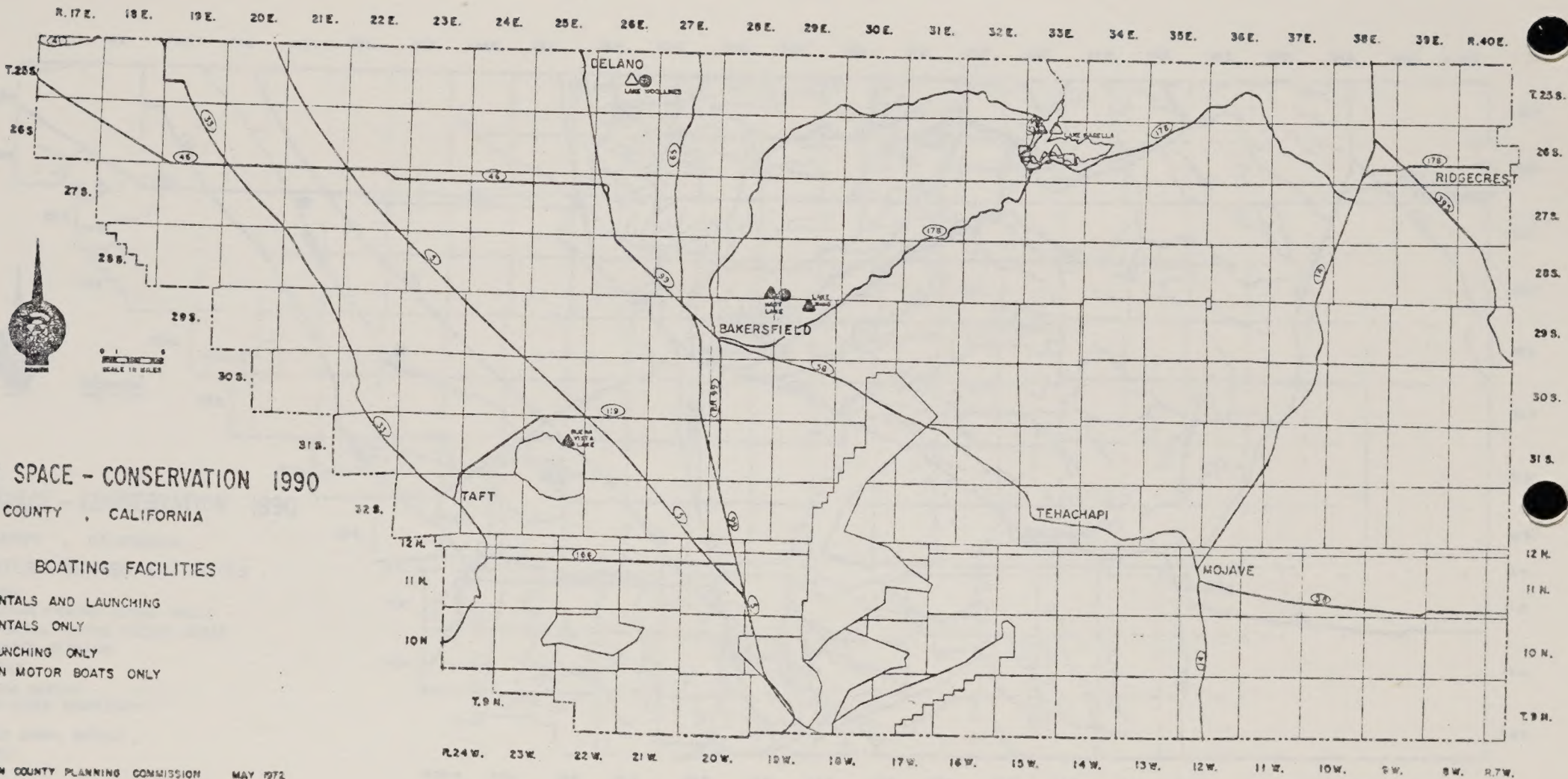
WATER RESOURCES DIVISION
GEOLOGIC MAP OF THE
SOUTHWESTERN PART OF
THE STATE OF TEXAS

Scale 1:500,000
1960
Geologic map of the
Southwestern part of
the State of Texas
by J. W. Galloway

Geologic map of the
Southwestern part of
the State of Texas



30.



OPEN SPACE - CONSERVATION 1990
KERN COUNTY , CALIFORNIA

BOATING FACILITIES

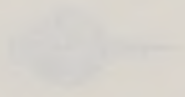
- ▲ RENTALS AND LAUNCHING
- RENTALS ONLY
- △ LAUNCHING ONLY
- NON MOTOR BOATS ONLY

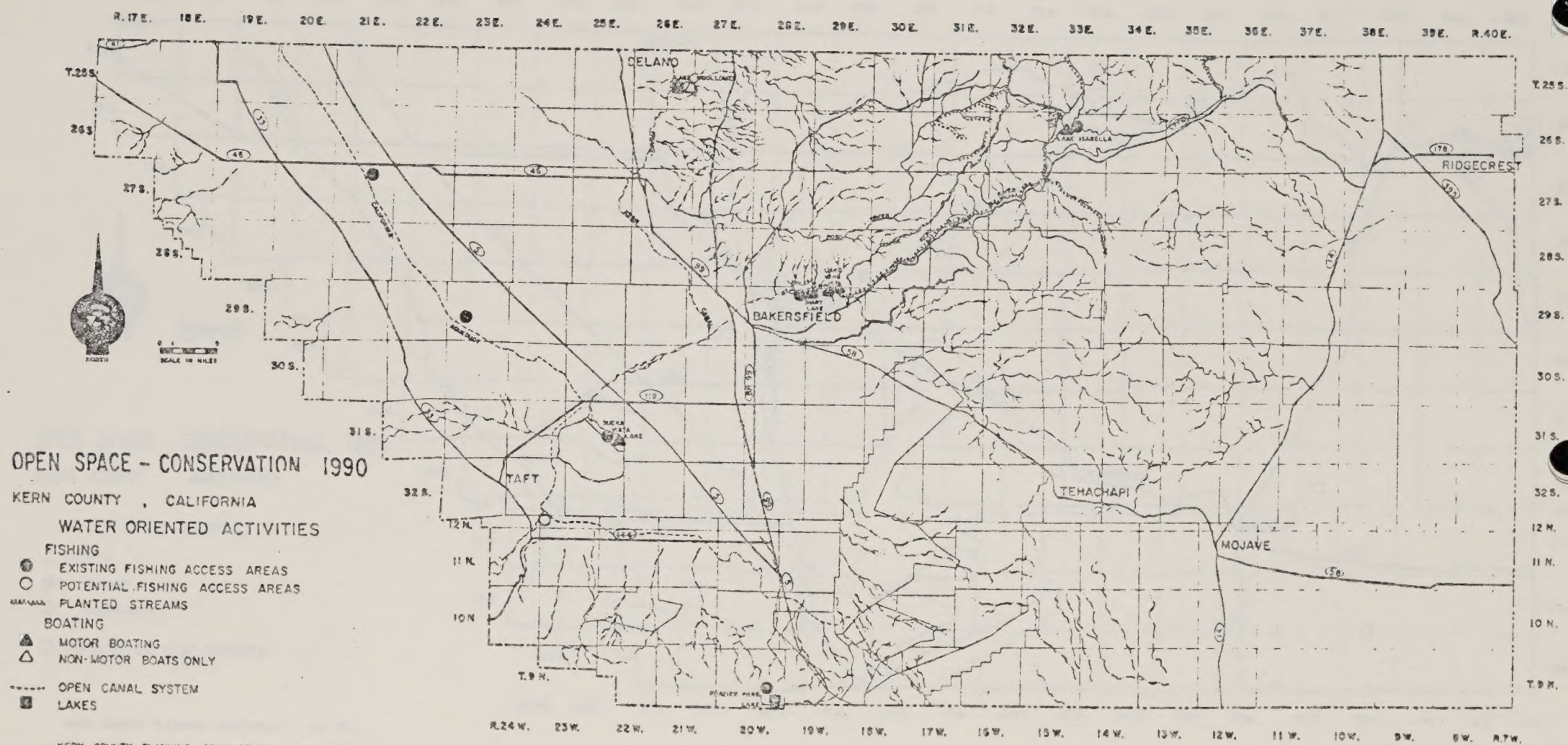


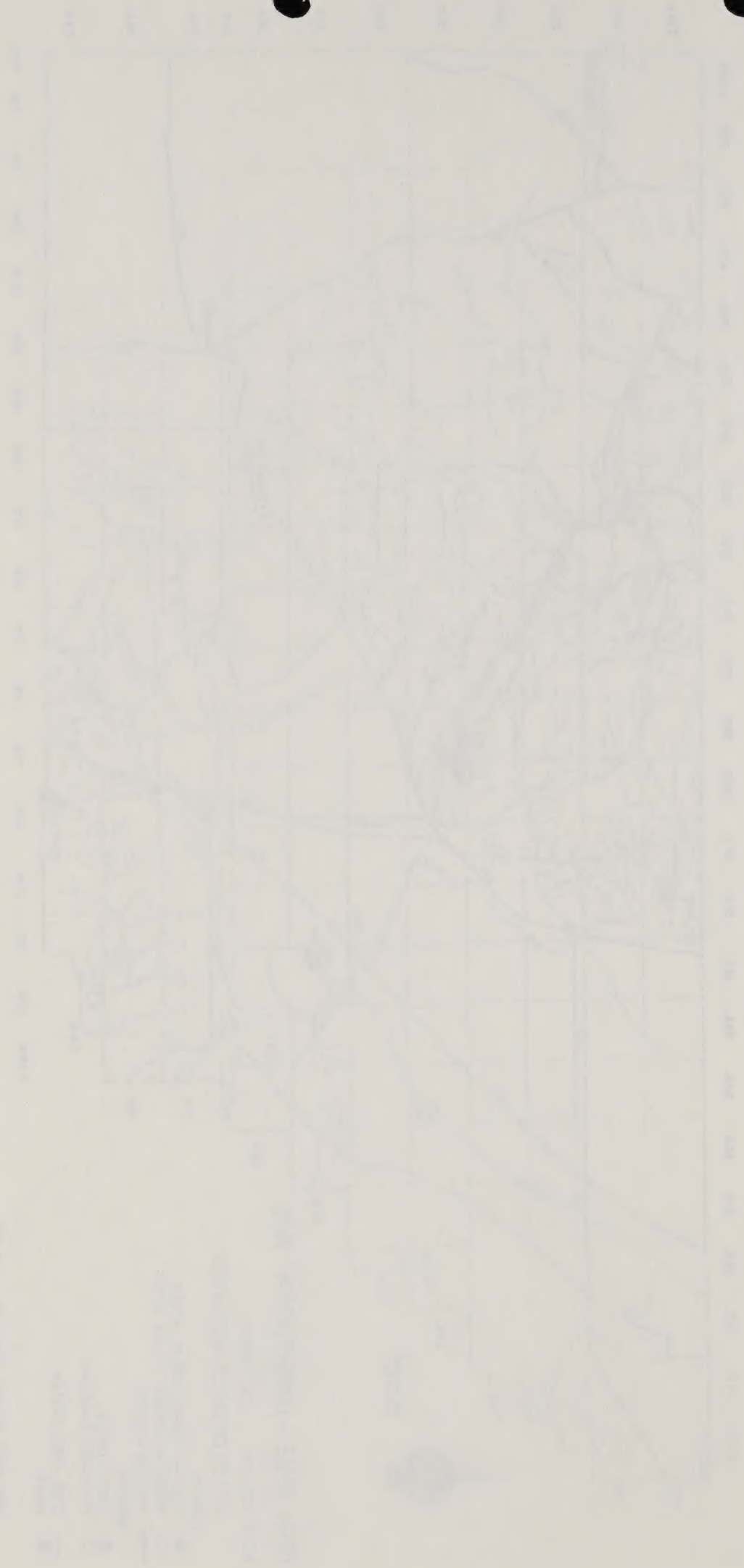
UNITED STATES

State boundaries
Major cities
Water bodies
Unlabeled territory

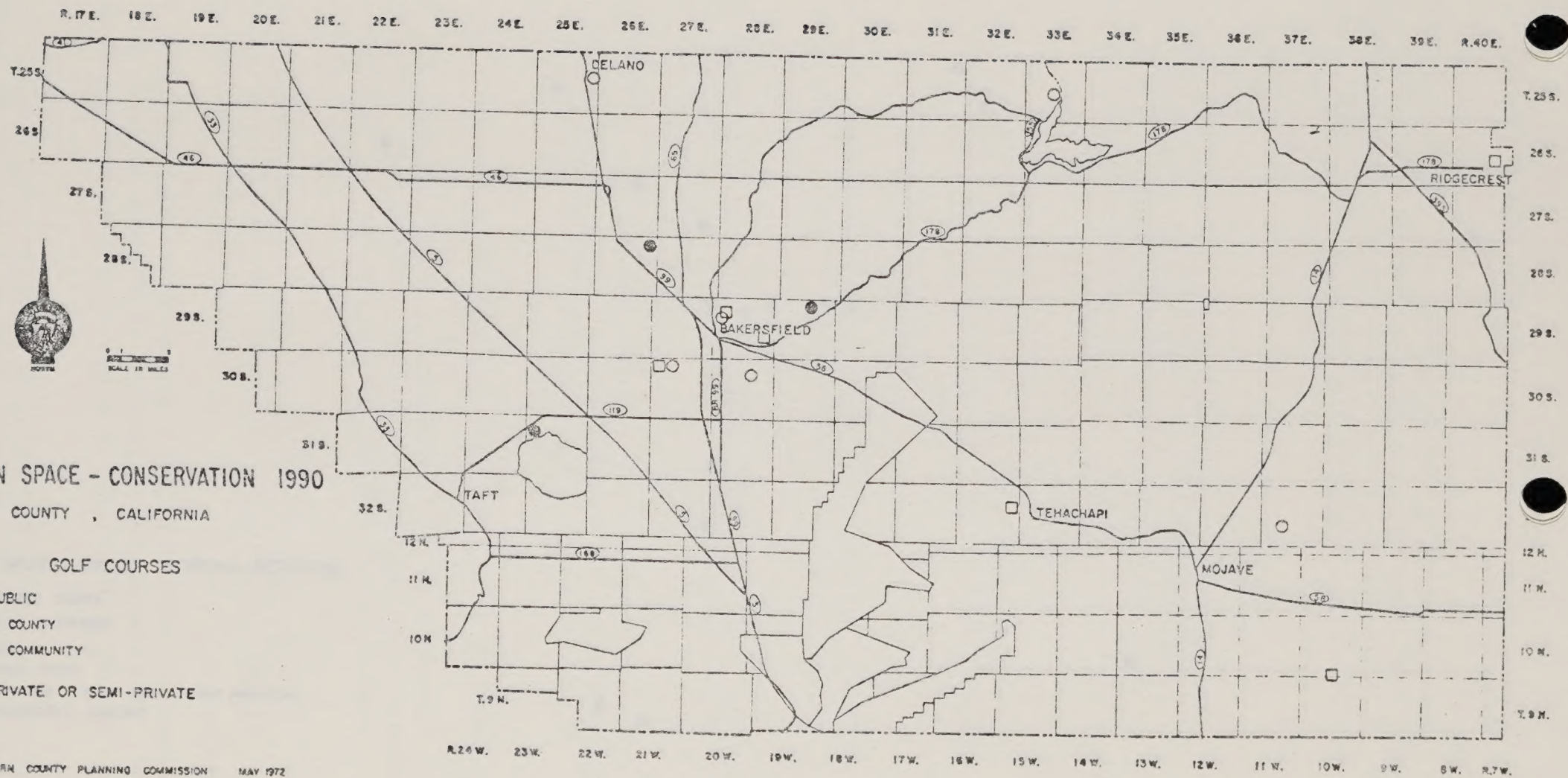
UNITED STATES





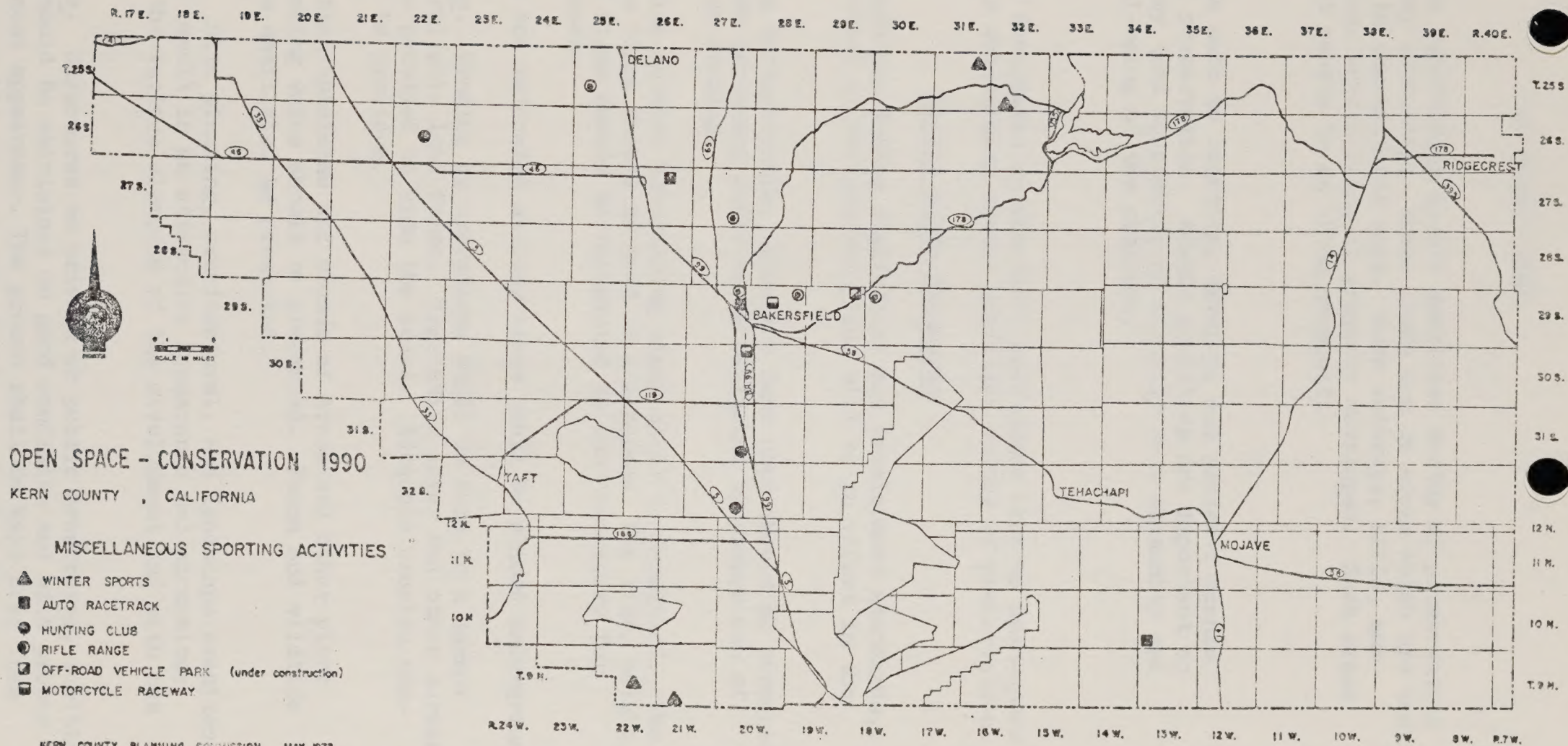


41.





42.



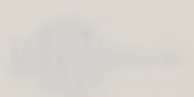
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- 1. Contour lines
- 2. 100 ft. contour interval
- 3. 500 ft. spot
- 4. 1000 ft. spot
- 5. 1500 ft. spot
- 6. 2000 ft. spot
- 7. 2500 ft. spot

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4. SCENIC LAND

Land which possesses outstanding scenic qualities worthy of preservation is essential to every community. These lands can be areas which are uneconomical to develop in conventional ways. Rock outcrops, hills, and depressions can become scenic lands if properly developed. Such areas can become important assets to an urban community.

Policy

Every effort must be made to identify, develop, and preserve scenic qualities worthy of preservation. Scenic qualities are important to preserve because they tend to provide an identity to a community and provide for the well-being of the citizens.

Definition

Scenic Land is land designated on the local open-space plan as open-space land which possesses outstanding scenic qualities worthy of preservation.

Scenic Lands Standards

Land Use Zoning. Land use zoning regulations and development standards, consistent with policies of the general plan, will be in effect in the scenic land area.

Screening. Existing indispensable, offensive land uses should be screened from view. Effective screening shall be accomplished by proper use of planting, grading, or fencing.

Signs. No off-premise outdoor advertising signs shall be permitted. The number of on-premise signs should be held to a minimum. The size, height, number, and type of signs should be restricted to that necessary for identification purposes.

Utility Lines. New and relocated utility lines shall be placed underground.

Earthwork Operations. Grading or operations shall be done in a manner which produces naturalistic land forms. Vegetative cover and other screening devices shall be provided to hide the scars. Adequate erosion control measures shall be provided.

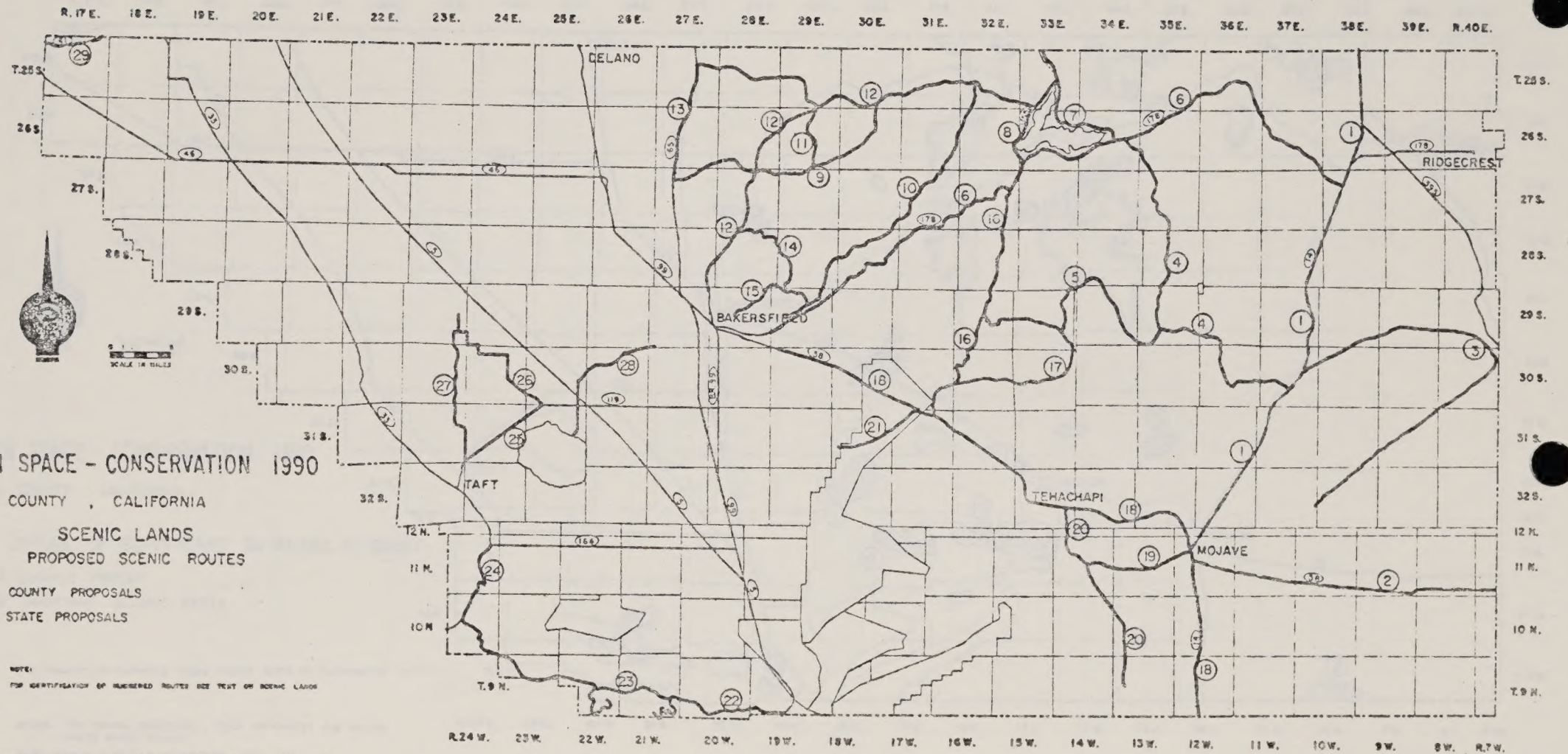
Preservation. Existing specimens and stands of trees and other plant materials of outstanding value should be preserved. Fauna and wildlife habitat in this area shall also be preserved.

Development Design. Site planning, architectural, and landscape architectural design should result in an attractive appearance and harmonious relationship among the various elements of the development and with the existing landscape.

Property Maintenance. Structures on private or public properties, visible from scenic land, should be maintained in good condition and with proper attention given to neat appearance. The ground shall be kept free from trash or other objectionable uses or effectively screened from view.

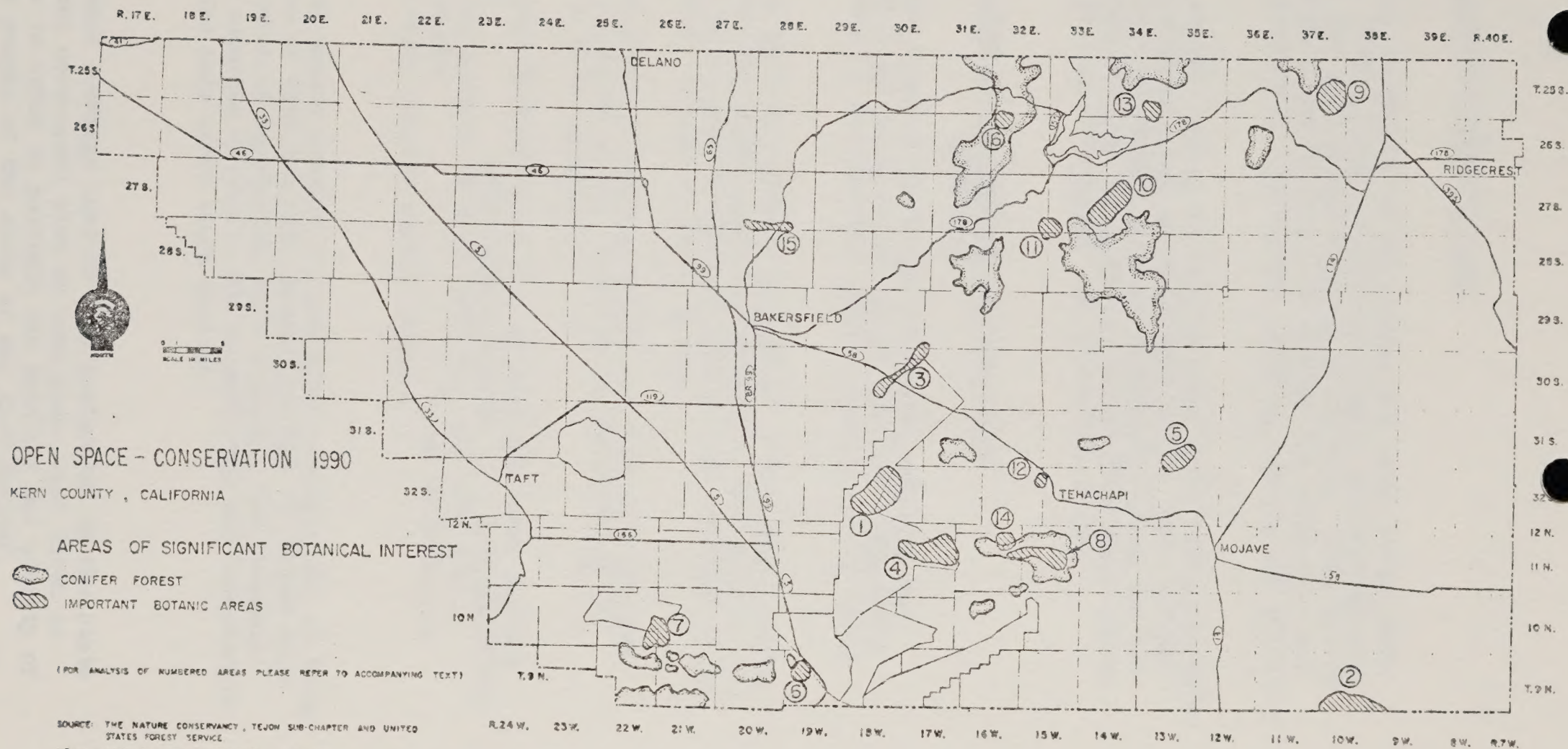
Public Use. Public uses by all levels of government--federal, state, county, and city--should be encouraged within the corridor for the opportunities they offer to obtain total aesthetic control.

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5. WATERSHED OR GROUNDWATER RECHARGE LANDS

Watershed lands include wilderness areas, forest and range lands--both primary and marginal, brush lands, agricultural lands, and mountainous lands of little value for primary agricultural production. They are of great importance because of the waters they provide for irrigation and domestic use, power generation, recreation, grazing, timber, and wildlife habitat.

Water recharge lands include rural, as well as urban land. They may have land uses such as percolation ponds and injection wells. Fire and pollution in both watershed and recharge areas are hazards during the dry summer months. Tremendous direct and indirect losses from these causes regularly occur on such lands throughout the county and state.

Watershed or Groundwater Recharge Lands Standards

The people have a prime interest in the conservation, control, and utilization of the water resources in and around the city. Therefore, the quality of all water in the vicinity shall be protected for their use and enjoyment.

Activities and factors which may affect the quality of the water in the watershed and water recharge lands shall be regulated. The objective is to attain the highest water quality which is reasonable, considering all demands being made and to be made on those waters.

In the interest of the people's health, safety, and welfare a program for the control of the quality of all the water in the vicinity is necessary to protect it from degradation.

The State Water Resources Control Board and the Regional Water Quality Control Boards are the state agencies with responsibility for the coordination and control of water quality. The city shall coordinate their activities so as to achieve a unified and effective water quality control program.

Policy

A comprehensive program should provide for sustained multiple use of these lands through reduction of fire hazards, erosion control on burned-over lands, and type conversion of vegetation where desirable and feasible. Their use by urban or suburban residents for recreational and subordinate uses should be permitted only under rigid control.

Definition

Watershed or ground water recharge land is land designated on the state or any regional or local open-space plan as open-space land which is important to the state in order to maintain the quantity and quality of water necessary to the people of the state or any part thereof.

The purpose of this study is to determine the effect of the independent variable on the dependent variable. The study is designed to answer the following research questions: (1) What is the effect of the independent variable on the dependent variable? (2) Is there a significant difference between the two groups? (3) What are the factors that influence the dependent variable?

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Land Use Zoning. Zoning regulations and development standards, consistent with policies of the general plan, will be in effect in the watershed and groundwater recharge lands.

Earthwork Operation. Grading operations shall be held to a minimum. When such work is necessary the character of the area shall be preserved. Vegetation cover shall be preserved or planted to hide scars. Adequate erosional control measures shall be provided.

Preservation. These areas shall be preserved for the well-being of the community. Development within these areas shall be restricted to those associated with the watershed and groundwater recharge program and recreational uses which are not detrimental to the area. Flora and fauna and wildlife habitat shall be preserved in these areas.

Pollution. Activities which may pollute the water supply shall not be conducted within the area.

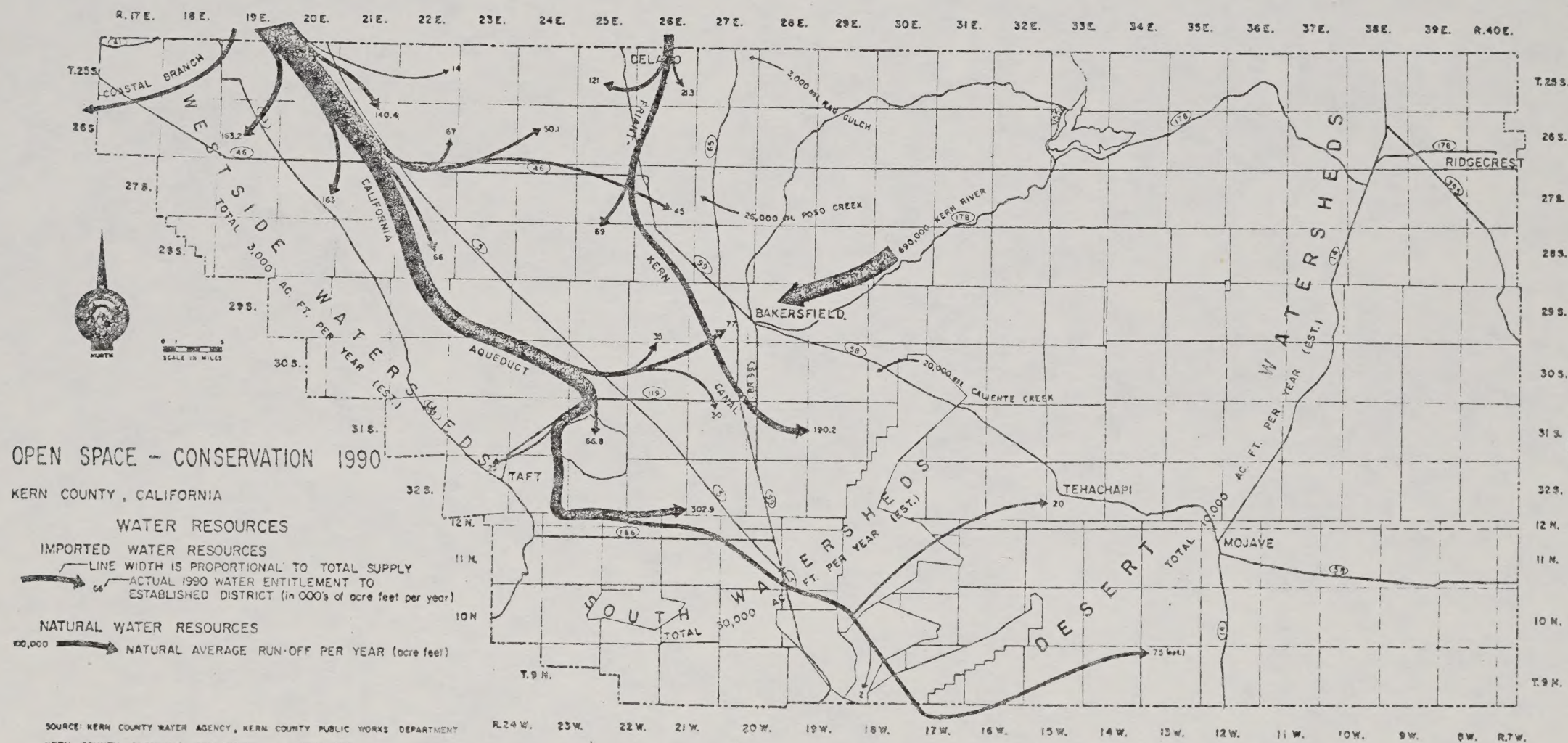
1944-1945. During this period, the Government of the United States, through the War Relocation Authority, provided financial assistance to the Japanese American community in the United States. This assistance was in the form of grants, loans, and other financial aid.

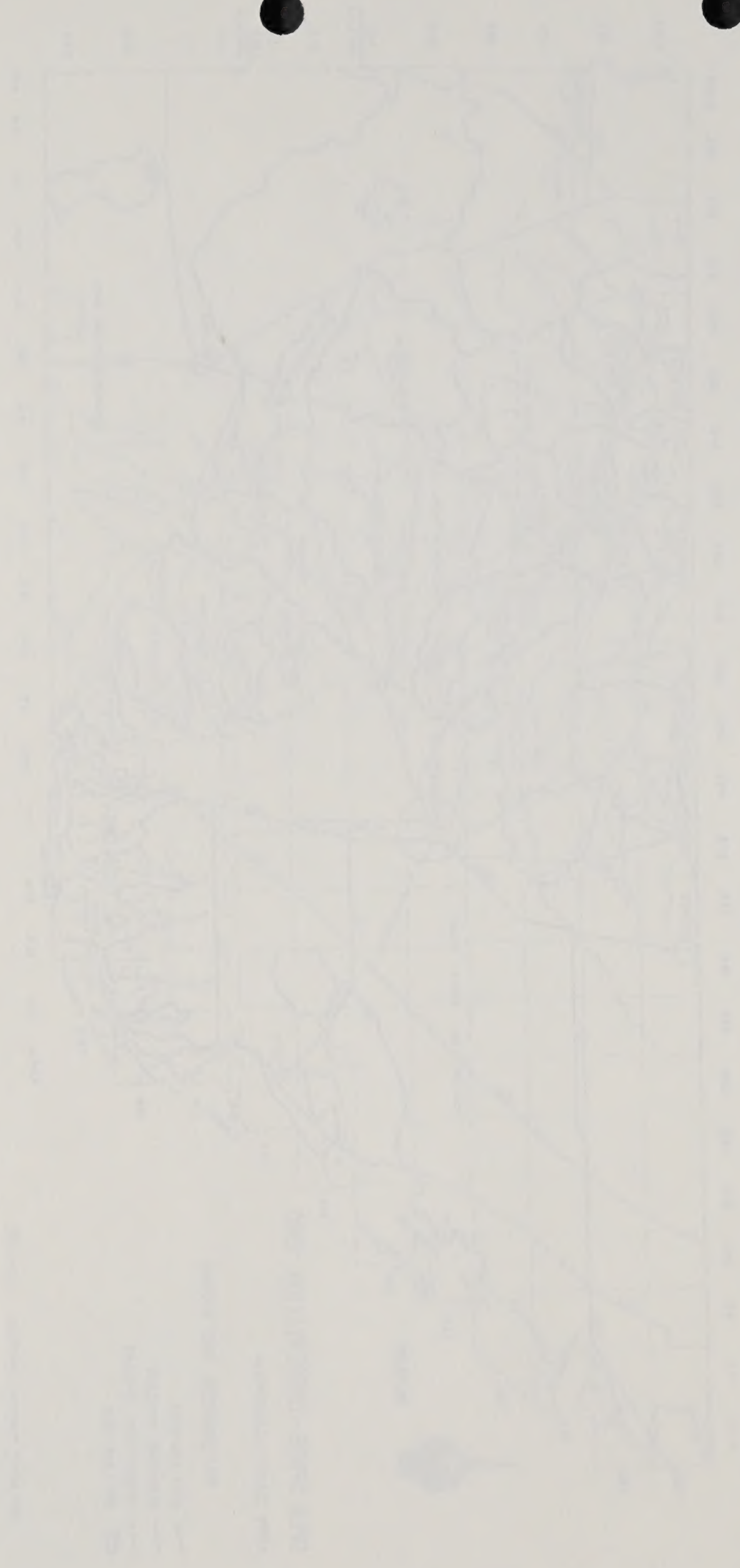
The War Relocation Authority was established in 1942 to provide financial assistance to the Japanese American community. It was a federal agency that provided financial aid to the Japanese American community in the United States. This assistance was in the form of grants, loans, and other financial aid.

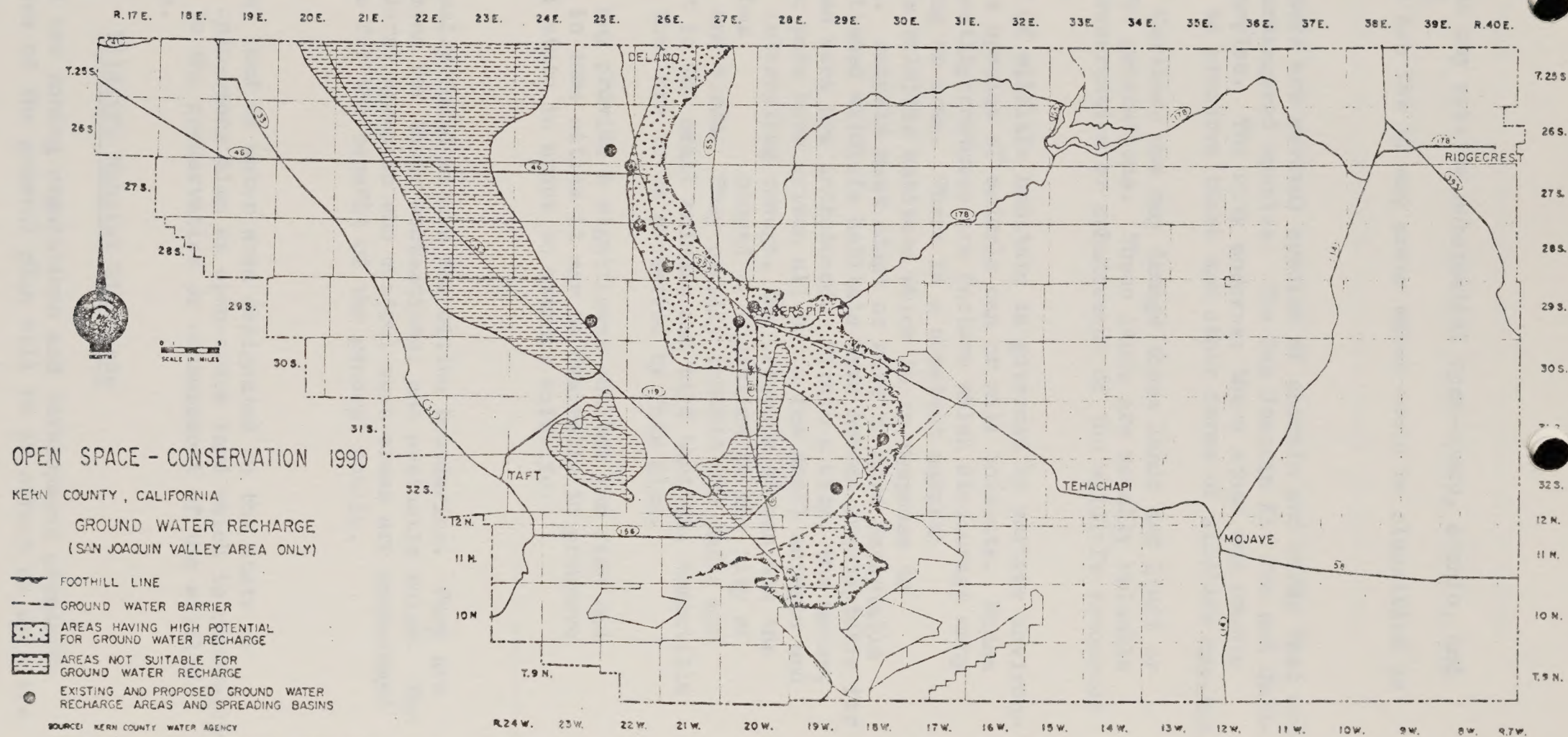
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6. WILDLIFE HABITAT

Wildlife habitat areas may provide substantial open-space, scenic, and recreational values.

Within the City there are few if any areas which could be classified as wildlife habitat.

Within Kern County there are several species of animals and birds that are classified as being endangered species. The San Joaquin Kit Fox and California Condor are examples. The city endorses those state and county programs that strive to preserve these and other forms of wildlife habitat.

Careless use may damage these lands and limit or destroy their value for generations. These lands are usually valuable or necessary to the preservation or enhancement of the wildlife resources of the state.

The geographic extent of wildlife habitats is governed by various environmental factors which a species of animals can or will tolerate. Noise and the presence of hostile creatures are factors which discourage many animals from inhabiting an area. There is a constant natural evolution occurring in wildlife habitats which is in response to environmental changes. Animals must adapt or move to more acceptable locations. Old established wildlife habitats have become unacceptable for most animals when human uses are introduced. Within a city, the noise, man and his domestic pets have driven all but a few small animals and birds from the area. Interesting enough, the presence of man and the availability of food has caused a migration to the city of certain small animals and birds. They usually inhabit the parks and wooded areas. It is the small animals and bird habitat, compatible with city activities, that are to be preserved by this plan.

Man-made pond or lake may provide a significant shelter for fish and birds such as ducks. In some cities it may be desirable to preserve areas in their natural state in order to attract wildlife.

Policy

Such lands are not usually found within the cities boundaries. They are important to the citizens for their recreational and aesthetic value. The county, state, and federal agencies who control such areas are encouraged to maintain such areas for the benefit of the general public.

Definition

Wildlife habitat is any land or water area designated on the state or any regional or local open-space plan as open-space land which is unusually valuable or necessary to the preservation or enhancement of the wildlife resources of the state.

Wildlife Habitat Standards

Land Use Zoning. Land use zoning regulations and development standards consistent with policies of the general plan will be in effect on wildlife habitat lands.

While the fact that many species of animals are found in the same area is a well-known fact, it is not always true that the same species are found in the same area. The fact that the same species are found in the same area is a well-known fact, but it is not always true that the same species are found in the same area.

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Conclusion

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Appendix

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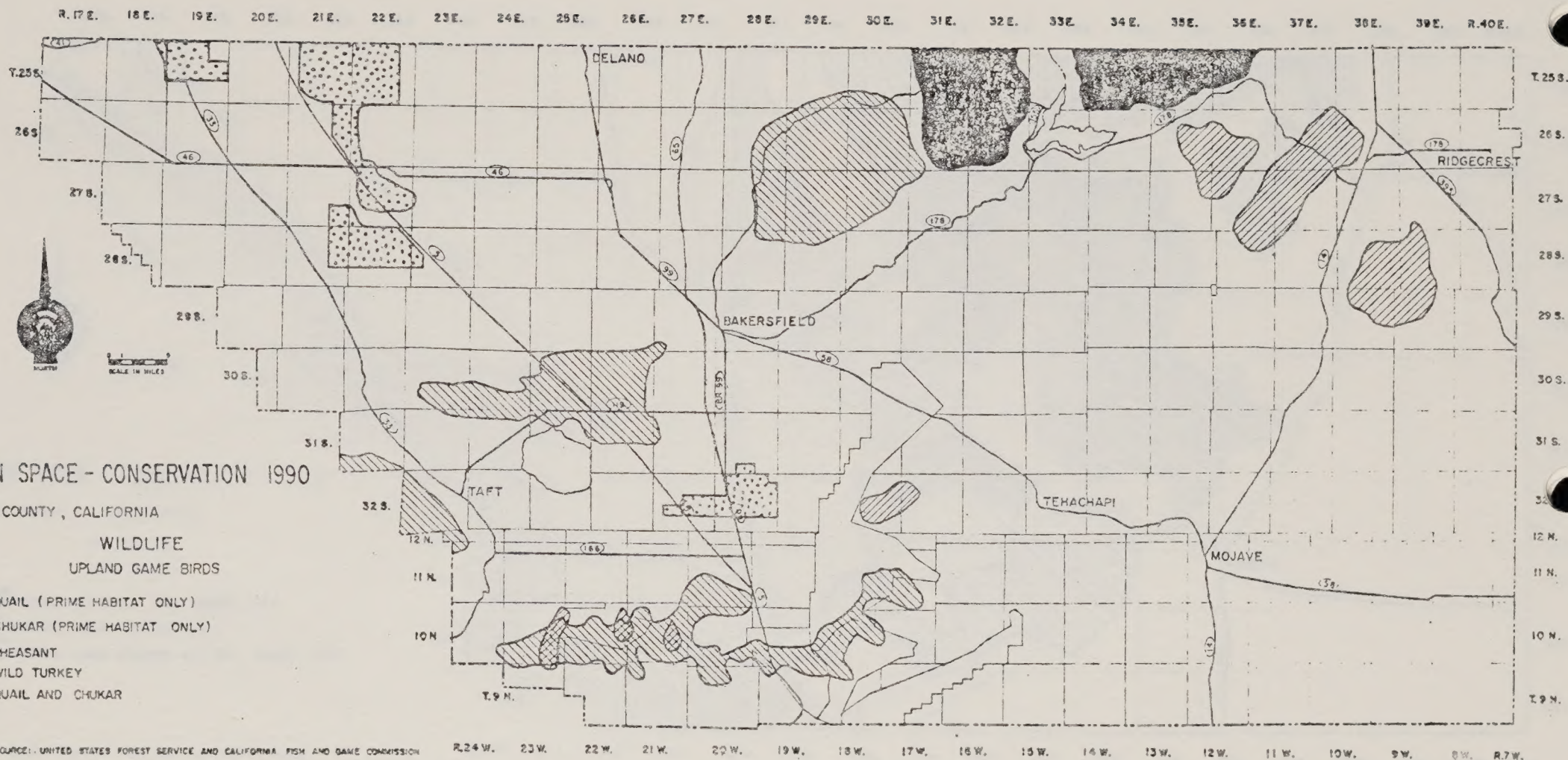
Preservation. Existing fauna and wildlife habitat shall be preserved.

Pollution. Activities which may pollute the water supply shall not be conducted within the area.

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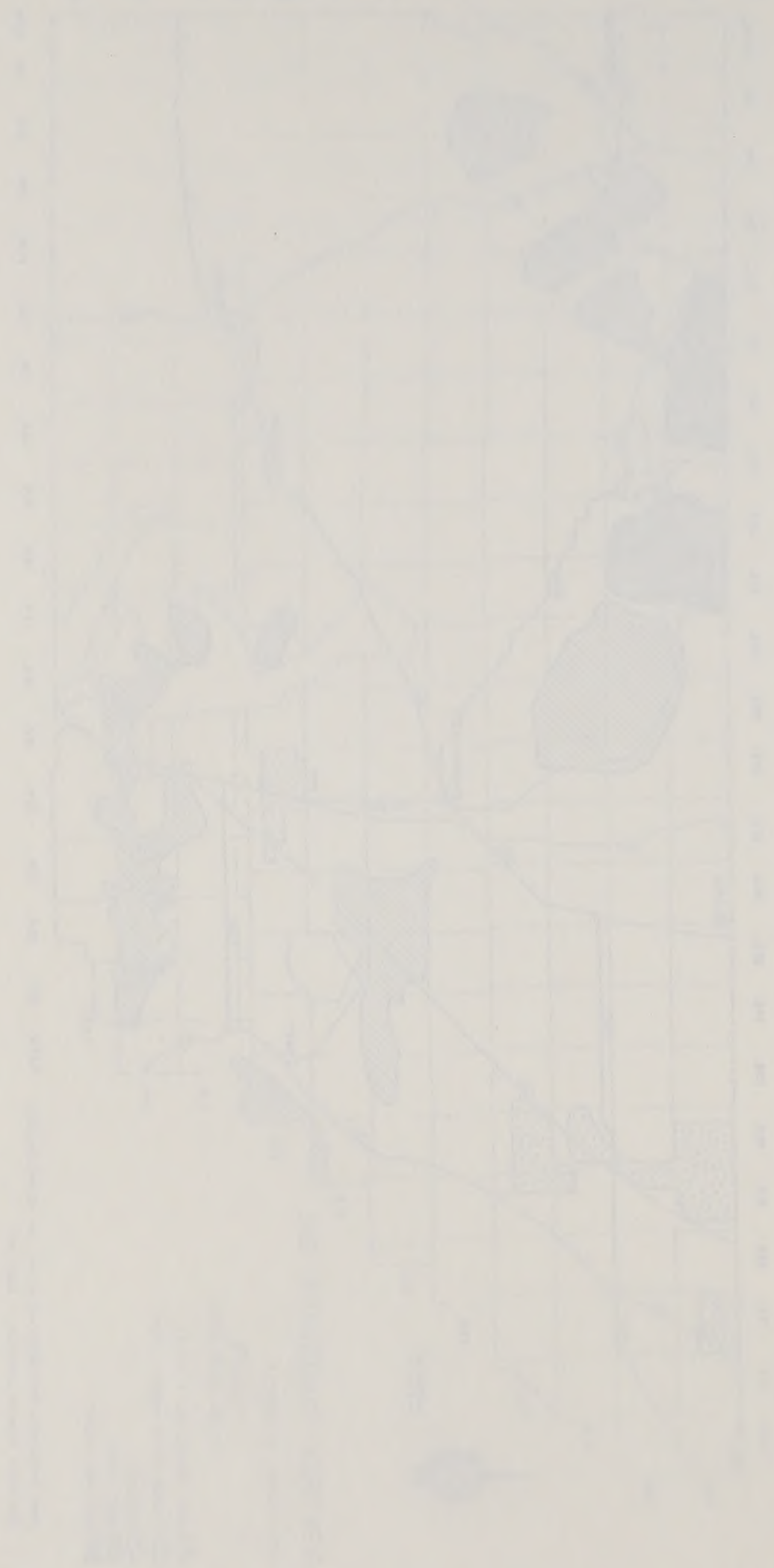
OPEN SPACE - CONSERVATION 1990

KERN COUNTY, CALIFORNIA

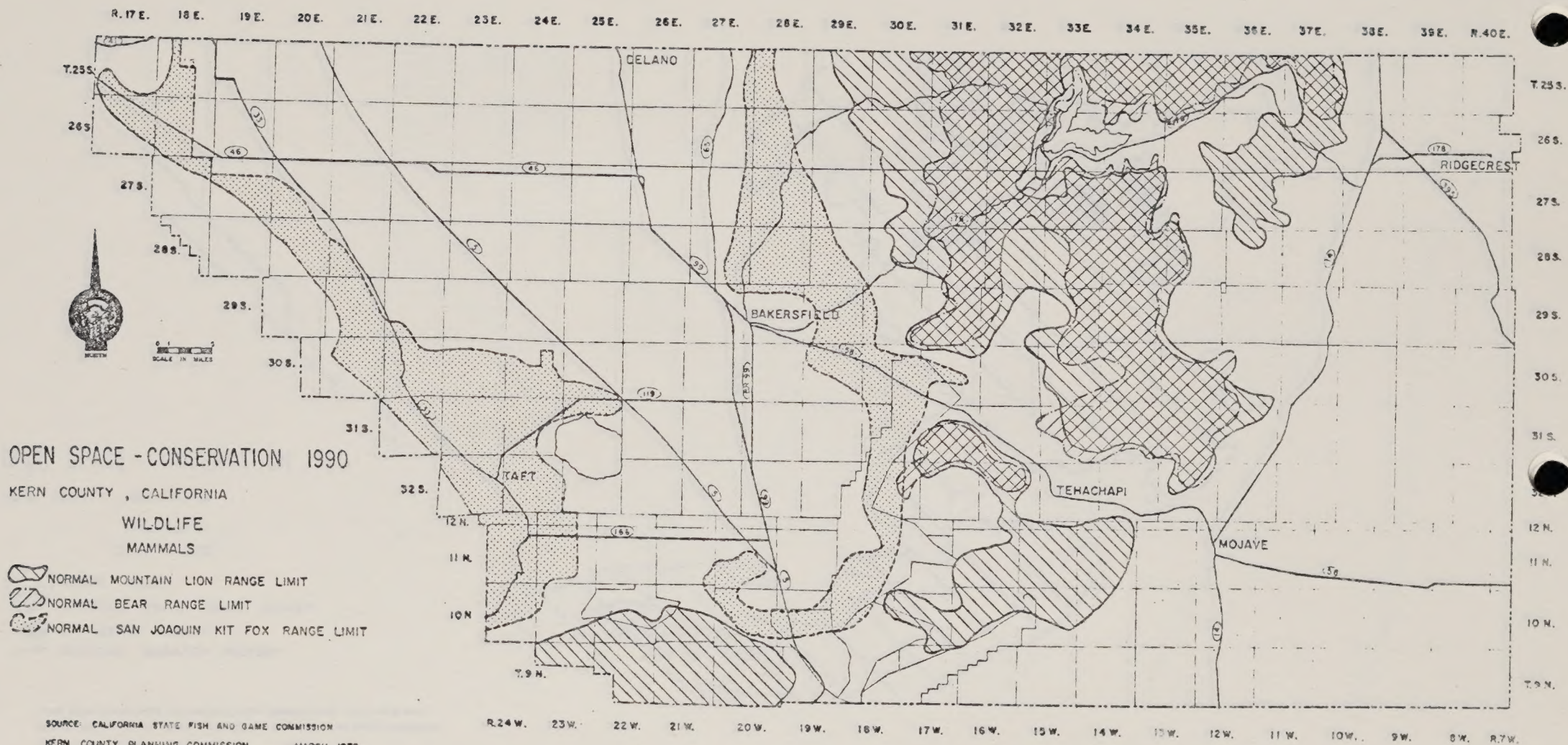
WILDLIFE
UPLAND GAME BIRDS

- QUAIL (PRIME HABITAT ONLY)
- CHUKAR (PRIME HABITAT ONLY)
- PHEASANT
- WILD TURKEY
- QUAIL AND CHUKAR

SOURCE: UNITED STATES FOREST SERVICE AND CALIFORNIA FISH AND GAME COMMISSION
KERN COUNTY PLANNING COMMISSION MARCH 1972



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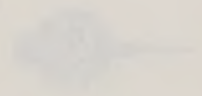
U.S. GEOLOGICAL SURVEY
WATER RESOURCES DIVISION

Map of the
San Joaquin River
Basin, California

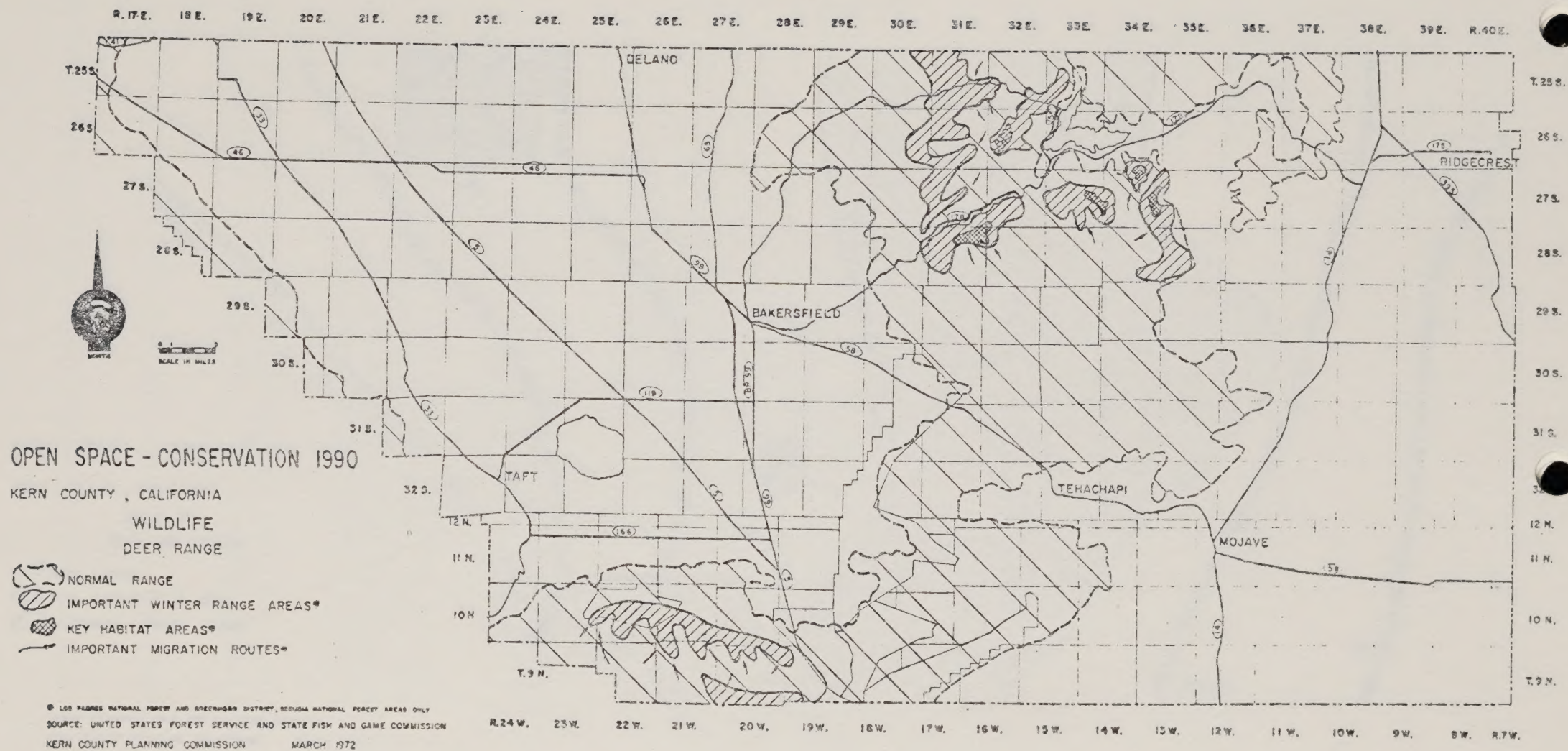
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San Joaquin River Basin

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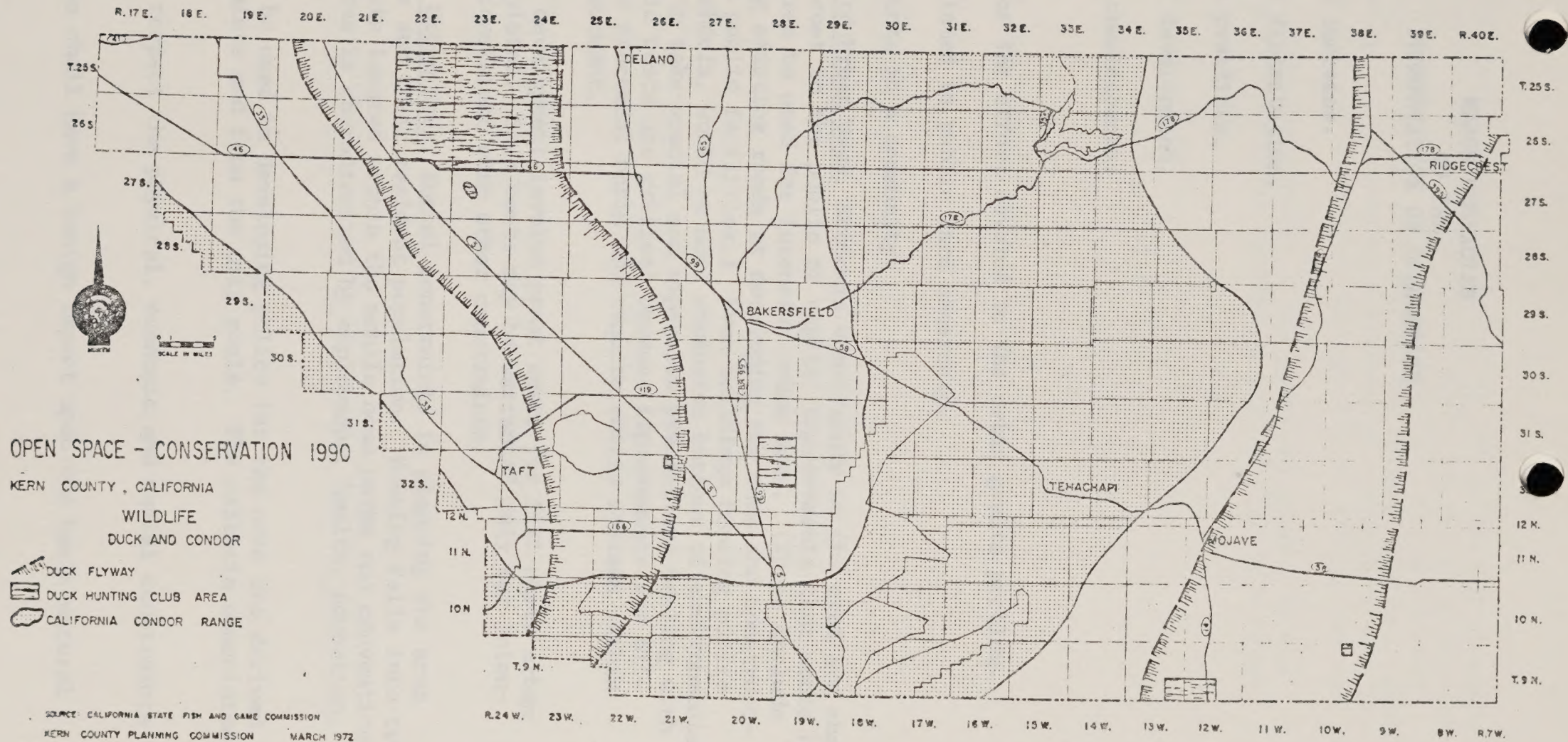


55.





1. The first part of the map shows the general outline of the area, including the main roads and the location of the various settlements. The second part shows the details of the settlements, including the names of the villages and the names of the people who live there. The third part shows the details of the roads, including the names of the roads and the names of the people who live on them. The fourth part shows the details of the water features, including the names of the rivers and the names of the people who live on them. The fifth part shows the details of the other features, including the names of the mountains and the names of the people who live on them.





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MAJOR OBSTACLES
TO THE
PRESERVATION OF OPEN-SPACE

- Trend in population increase.
- Trend in population distribution.
- Prevailing land use practices.
- Trend in industrial development.
- Incidence of urban obsolescence.
- Land use planning.
- Priority and scale of the effort devoted to the urban grants problem.
- Economic factors related to public land ownership.
- Apathy of the residents in a community.

Economic Constraints to Urban Uses. Economic constraints in the area are characterized by the great cost to the public of capital improvements that would be required should the area be used for intensive urban uses. (These include the costs of improving existing roads or developing new ones and constructing new utilities and public facilities.) Even buildings housing public facilities, such as schools, would be more expensive because of environmental factors and the need to take special and expensive precautions dealing with these. All such public costs are critical because improvements are difficult to provide on a piecemeal basis and require entire systems within the corresponding investment.

The economics of land development involve great costs for fill where urban development is contemplated. Such costs may be warranted only for intensive uses, in turn inconsistent with other constraints.

Social Constraints to Urban Uses. Social constraints in planning the area concern the households and their resident population. Housing falls into two basic categories: units located within the mobile home parks and conventional housing units. The area is characterized by employment, health, education, and income problems.

The basic criteria to be used in developing policy for the area are derived from the above constraints and from the city goals. The criteria enunciated by these goals are:

1. Development shall respect the physical, economic and social constraints of this area.
2. The use of the area shall have a benign impact upon the basic natural environment.

Zoning will be a key regulatory device in achieving the policy for planning. A new zone will be required for open-space/recreation commercial activities designated for the open-space area. Special zoning will be required for the industrial area adjacent to the park and for the commercial area. Existing zoning and pre-zoning for the area must be changed, consistent with the staging and transition required to achieve the quality of development desired.

Other open-space lands, for the purposes of the proposed element to the general plan--listed by categories as adopted by the city for open space and conservation areas, include:

A. Non-Urban Permanent Open-Space

1. Ponds
2. Slough
3. Park
4. Creek
5. Unincorporated agricultural land

B. Urban Transition Areas

1. Urban transition area
2. Incorporated agricultural lands
3. Unincorporated agricultural lands

C. Urban Open-Space

1. Creek
2. Flood control cross channel
3. Road right-of-way
4. Power company lands (power lines)
5. Freeway, expressway, and streets right-of-way parcels
6. Railroad right-of-way
7. Park areas
8. Private recreation areas
9. Historical, archeological and cultural resource areas
10. Vacant and undeveloped lands
11. Agricultural lands
12. Vistas
13. Hazard areas

This element generally endorses the policies contained in an Open-Space Plan for Kern County, recently adopted by the County Planning Commission and Board of Supervisors.

ACTION PROGRAM

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IMPLEMENTATION	63.
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ACTION PROGRAM

ROLE OF THE CITY

The conservation, development, and utilization program will continue to be developed in accordance with the priorities as follows:

1. Develop, or cause to be developed, zoning ordinances which include provisions for land conservation.
 - a. Conservation zones.
 - b. Seismic safety zones.
 - c. Flood plane zones.
 - d. Open space zones.
 - e. Scenic highway.
2. Acquire real property that is desirable for the preservation of natural, scenic highway, or historic values that will become unavailable if not acquired.
3. Acquisition of real property and development of facilities for recreation, provision of flood control, water supply, and waste disposal.
4. Acquire, protect, and preserve examples of natural and scenic landscape and significant evidence of history.

In order to accomplish this action program, the city may utilize limited general funds, donations of land, state and federal grants, and loans.

The city may, when deemed necessary, continue to file applications for matching state and federal grant programs.

The city will continue to meet its responsibilities directly by administering the local plans and development.

APPENDIX

Page 10 of 12

The Department, in accordance with the provisions of the Act, has prepared this report on the results of its work during the year 1911.

The report is divided into two parts, the first of which contains a general statement of the work of the Department, and the second of which contains a detailed statement of the work of the various divisions.

I. General statement of the work of the Department.

II. Detailed statement of the work of the various divisions.

1. Division of Land and Water.

2. Division of Forests and Game.

3. Division of Fisheries.

The Department has been very successful in its work during the year 1911. It has been able to secure a large amount of land and water, and has been able to secure a large amount of forest and game. It has also been able to secure a large amount of fish and shellfish.

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PRESERVATION OF OPEN-SPACE

METHODS OF PRESERVATION

Outlined below are some of the various methods of preserving open-space and conservation areas, listed in approximate order of effectiveness and permanency.

1. Acquisition in Fee

Full fee interest in land for open-space preservation may be acquired by purchase, through gifts, or by the process of eminent domain.

- a. Purchase and use by a public jurisdiction.
- b. Purchase--leaseback. Land is purchased by a public jurisdiction and leased back to the original owner or another party for uses compatible to open-space objectives under conditions that may be stipulated by the public body. Variations could allow, where appropriate, leases for specific lengths of time or in life estate to the original owner.
- c. Purchase--saleback. Land is purchased by a public jurisdiction and resold to either the original owner or a third party with certain covenants or less certain rights, such as development rights.

2. Acquisition of Partial Interest

Interests that are less than the fee simple in land include easements, leases, rights-of-entry, covenants running with the land, and other "development rights," a term commonly used to indicate a broad range of less-than-fee interests. The purposes of the acquisition of development rights, rather than of the entire fee interest, are to 1) lower the costs of acquisition, 2) keep the land on the tax rolls, 3) permit land to remain in productive use, and 4) retain efficiency of private management.

- a. Development rights. The rights to develop the land to intensive uses are acquired by a public jurisdiction. The land and its use for other purposes remain in private ownership.
- b. Scenic or conservation easements. The right to control land to a degree over and above what may be allowable through police powers is acquired by a public jurisdiction.

3. Legislative Policy and Practice

The method of tax inducement utilized in California is the Land Conservation Act (Williamson Act) of 1965. The use of tax inducements to date can best be looked upon as a temporary holding action for open space, subsidized by urban taxpayers with no promise of permanent open-space for future use.

REGULATORY METHODS

The city, under its police powers, can control the use that people make of their property. However, the Constitution prohibits governing bodies from depriving people of their property without due process of law. The dividing line between regulation and taking is imprecise. Regulatory schemes thus suffer the risk of being declared void as an unconstitutional taking of property. The regulatory schemes, be they zoning or taxation, also suffer from the fact that the restrictions are legislative and not incorporated into the legal title of the land. Thus, they have little permanence and can be altered or abandoned at the discretion of the Legislature.

1. Zoning. The basic "use" and "density" designation plus "scenic conservation" and "special regulation," combining districts where appropriate.
2. Other statutes and ordinances concerned or related to conservation--health regulations, grading ordinances, pollution control laws, etc.

COST OF OPEN SPACE

The high cost of acquiring land is usually considered one of the biggest barriers to preserving open-space lands. While methods cheaper than full purchase of open-space are available, some of them, such as the purchase of development rights and easements, can also be costly. These methods, and those of zoning and the granting of tax benefits to preserve open-space, typically give the governing agency less control over development. Only full acquisition can assure that 30 years in the future open-space will remain completely open.

Recent studies have suggested that in some cases the cost of retaining land as open space may be less than the cost of development. Savings in utility and service costs may offset the cost of open space acquisition.

METHODS OF FINANCING

Since both acquisition in fee and purchase of development rights and easements are likely to be quite costly, methods of financing--where acquisition is sought--can be explored on a wider range than the property tax itself. It might be possible to use some revenue sharing for needed capital improvement. The city might derive revenue from purchased property by leasing. Developers or subdividers might be required to dedicate land for park purposes or pay fees to be devoted to park purchase. Taxes other than the property tax could be a minor source of funds for fee or less-than-fee acquisitions. Gifts of land from private persons will not be overlooked as a source of such funds. Federal and state grants providing matching funds may be applied for when deemed necessary or proper by the City Council.

The first section of the paper is devoted to the study of the properties of the function $f(x)$ defined by the equation $f(x) = \sum_{n=0}^{\infty} a_n x^n$. It is shown that $f(x)$ is a continuous function of x and that it satisfies the functional equation $f(x) = x f(x^2)$. The second section is devoted to the study of the properties of the function $g(x)$ defined by the equation $g(x) = \sum_{n=0}^{\infty} b_n x^n$. It is shown that $g(x)$ is a continuous function of x and that it satisfies the functional equation $g(x) = x g(x^2)$. The third section is devoted to the study of the properties of the function $h(x)$ defined by the equation $h(x) = \sum_{n=0}^{\infty} c_n x^n$. It is shown that $h(x)$ is a continuous function of x and that it satisfies the functional equation $h(x) = x h(x^2)$.

1. Let $f(x)$ be a function defined on the interval $[0, 1]$ and satisfying the conditions $f(0) = 0$ and $f(1) = 1$. Let $g(x)$ be a function defined on the interval $[0, 1]$ and satisfying the conditions $g(0) = 0$ and $g(1) = 1$. Let $h(x)$ be a function defined on the interval $[0, 1]$ and satisfying the conditions $h(0) = 0$ and $h(1) = 1$.

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4. Let $f(x)$ be a function defined on the interval $[0, 1]$ and satisfying the conditions $f(0) = 0$ and $f(1) = 1$. Let $g(x)$ be a function defined on the interval $[0, 1]$ and satisfying the conditions $g(0) = 0$ and $g(1) = 1$. Let $h(x)$ be a function defined on the interval $[0, 1]$ and satisfying the conditions $h(0) = 0$ and $h(1) = 1$.

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The first part of the paper is devoted to the study of the properties of the function $f(x)$ defined by the equation $f(x) = \sum_{n=0}^{\infty} a_n x^n$. It is shown that $f(x)$ is a continuous function of x and that it satisfies the functional equation $f(x) = x f(x^2)$. The second part is devoted to the study of the properties of the function $g(x)$ defined by the equation $g(x) = \sum_{n=0}^{\infty} b_n x^n$. It is shown that $g(x)$ is a continuous function of x and that it satisfies the functional equation $g(x) = x g(x^2)$. The third part is devoted to the study of the properties of the function $h(x)$ defined by the equation $h(x) = \sum_{n=0}^{\infty} c_n x^n$. It is shown that $h(x)$ is a continuous function of x and that it satisfies the functional equation $h(x) = x h(x^2)$.

IMPLEMENTATION

Planning needs and concepts change, as human needs themselves change and are more accurately understood. The concept is not new, but planning as it exists today--planning in a formal sense--is new. New, too, are some of the tools of plan implementation, which is the crux of planning.

These tools are many and varied and their development has been consistent with social and economic trends. Cities have general police powers, fiscal powers, the power of eminent domain, proprietary powers, and land use control powers. This element of the general plan is concerned with but one of these tools--the use of the police power to impose certain zoning restrictions on land in favor of the preservation of open-space areas.

The ownership of land is exclusive, but not absolute. One may use his property to the exclusion of all others, but he must use it with respect for the rights of others and the limitations imposed by society to protect others' rights. The community retains rights and interest, which constantly change as the society and its needs change. Therefore, land use controls will change. Change is a fundamental law of society and of law itself.

The police power, in its nature indefinable and quickly responsible in the interest of common welfare to changing conditions, authorizes various restrictions upon the use of private property as social and economic changes come.

Until recently, the California Legislature failed to require zoning to be in accordance with the general plan. State concern with local planning has been minimal. Section 65563 of the Government Code requires that open-space plans must be adopted by June 30, 1973. Further, Section 65860 requires that:

- (a) County or city zoning shall be consistent with the general plan as required by State Law.
- (b) Any resident or property owner within a city or a county, as the case may be, may bring an action in the Superior Court to enforce compliance with the provisions of subdivision (a).

The meaning of the word "consistent" within the context of this section is highly ambiguous, and urgency legislation has been introduced (but not passed) to define the term. In order to clarify the requirement, the Joint Committee on Open-Space Lands will prepare a model open-space zoning ordinance during 1973.

Forms of Open-Space Zoning and Related Controls - In General

Zoning is one of the major tools of plan implementation. Its purpose is to distinguish various kinds of land use and to allot a specific area to

each, aiming at the most effective utilization of land. It is strictly implementive, where planning is conceptual. Zoning has become a sophisticated tool, and probably the most extensive and most important of the controls in planning in terms of development, acceptance, reliance upon, and effectiveness.

In California, the grant of zoning power to local government stems from three sources. The first is a general constitutional grant of power which provides that any local government "may make and enforce...all such local, police, sanitary and other regulations as are not in conflict with general laws" (Cal. Const., Art. XI, Sec. 11). In re Hang Kie, 69 Cal. 149 (1886) was the first case to uphold an ordinance regulating land use pursuant to this authorization. The second is the so-called "home rule" section, which applies to chartered cities and gives them exclusive legislative authority "in respect to municipal affairs" (Cal. Const., Art. XI, Sec. 6, 8). The third is the Planning and Zoning Act, found in California Government Code Section 65100-907.

Historically, the most frequent basis for the zoning power is the promotion of the public health, safety, morals, and general welfare. Other justifications for the zoning power are the quest for order, convenience, prosperity, and aesthetics.

Zoning has traditionally been applied for the purpose of specifying the locations of residential, commercial, and industrial developments within a city and to further restrict these developments through setbacks and lot size requirements and building and landscaping provisions. Such applications of zoning have been thoroughly tested in the courts and upheld as valid exercises of the police power.

STATE LEGISLATION
ON
OPEN SPACE & CONSERVATION

The State of California has delegated the following responsibility to the local jurisdictions: (Section 65302 of the Government Code)

The general plan shall consist of a statement of development policies and shall include a diagram or diagrams and text setting forth objectives, principles, standards, and plan proposals. The plan shall include the following elements:

1. A land use element....
2. A circulation element....
3. A housing element....
4. A conservation element for the conservation, development, and utilization of natural resources, including water and its hydraulic force, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals, and other natural resources. That portion of the conservation element including waters shall be developed in coordination with any countywide water agency and with all district and city agencies which have developed, served, controlled, or conserved water for any purpose for the county or city for which the plan is prepared.

The conservation element may also cover:

- a. The reclamation of land and waters.
 - b. Flood control.
 - c. Prevention and control of the pollution of streams and other waters.
 - d. Regulation of the use of land in stream channels and other areas required for the accomplishment of the conservation plan.
 - e. Prevention, control, and correction of the erosion of soils, beaches, and shores.
 - f. Protection of watersheds.
5. An open-space element.

The Legislature finds and declares as follows: (Section 65561)

- a. That the preservation of open-space land, as defined in this article, is necessary not only for the maintenance of the economy of the state, but also for the assurance of the continued availability of land for the production of food and fiber, for the enjoyment of scenic beauty, for recreation, and for the use of natural resources.

- b. That discouraging premature and unnecessary conversion of open-space land to urban uses is a matter of public interest and will be of benefit to urban dwellers because it will discourage non-contiguous development patterns which unnecessarily increase the costs of community services to community residents.
- c. That the anticipated increase in the population of the state demands that cities, counties, and the state at the earliest possible date make definite plans for the preservation of valuable open-space land and take positive action to carry out such plans by the adoption and strict administration of laws, ordinances, rules and regulations as authorized by this chapter or by other appropriate methods.
- d. That in order to assure that the interests of all its people are met in the orderly growth and development of the state and the preservation and conservation of its resources, it is necessary to provide for the development by the state, regional agencies, counties and cities, including charter cities, of statewide coordinated plans for the conservation and preservation of open-space lands.
- e. That for these reasons this article is necessary for the promotion of the general welfare and for the protection of the public interest in open-space land.

(Section 65562) It is the intent of the Legislature in enacting this article:

- a. To assure that cities and counties recognize that open-space land is a limited and valuable resource which must be conserved wherever possible.
- b. To assure that every city and county will prepare and carry out open-space plans, will accomplish the objectives of a comprehensive open-space program.

(Section 65563) Every city and county shall, by June 30, 1972, prepare and adopt a local open-space plan for the comprehensive and long-range preservation and conservation of open-space land within its jurisdiction.

(Section 65564) Every local open-space plan shall contain an action program consisting of specific programs which the legislative body intends to pursue in implementing its open-space plan.

(Section 65566) Any action by a county or city by which open-space land or any interest therein is acquired or disposed of or its use restricted or regulated, whether or not pursuant to this part, must be consistent with the local open-space plan.

(Section 65567) No building permit may be issued, no subdivision map approved, and no open-space zoning ordinance adopted, unless the proposed construction, subdivision or ordinance is consistent with the local open-space plan.

1. That the Commission has been established to study the economic situation of the country and to make recommendations to the Government and the people on the basis of its findings.

2. That the Commission has been established to study the economic situation of the country and to make recommendations to the Government and the people on the basis of its findings.

3. That the Commission has been established to study the economic situation of the country and to make recommendations to the Government and the people on the basis of its findings.

4. That the Commission has been established to study the economic situation of the country and to make recommendations to the Government and the people on the basis of its findings.

(Section 5) It is the duty of the Commission to study the economic situation of the country and to make recommendations to the Government and the people on the basis of its findings.

5. That the Commission has been established to study the economic situation of the country and to make recommendations to the Government and the people on the basis of its findings.

6. That the Commission has been established to study the economic situation of the country and to make recommendations to the Government and the people on the basis of its findings.

(Section 6) Every citizen has the right to participate in the economic development of the country and to share in the fruits of its progress.

(Section 7) Every citizen has the right to participate in the economic development of the country and to share in the fruits of its progress.

(Section 8) Every citizen has the right to participate in the economic development of the country and to share in the fruits of its progress.

(Section 9) Every citizen has the right to participate in the economic development of the country and to share in the fruits of its progress.

6. A seismic safety element. (Section 65302)

7. A noise element. (Section 65302)

Because open-space development involves a number of political jurisdictions and all the residents within a sphere of interest, and because the misuse of open-space in an isolated place can affect the entire region, open-space planning must be regional in scope and coordinated in concept.

Practical and effective results can be achieved only through specific action programs which are integrated and made operational by means of an adopted city and county-wide general plan.

1. The first part of the report is devoted to a general survey of the situation in the country.

2. The second part of the report is devoted to a detailed analysis of the economic situation.

The third part of the report is devoted to a detailed analysis of the social situation. It is divided into two sections: the first section is devoted to a general survey of the situation in the country, and the second section is devoted to a detailed analysis of the economic situation.

The fourth part of the report is devoted to a detailed analysis of the political situation. It is divided into two sections: the first section is devoted to a general survey of the situation in the country, and the second section is devoted to a detailed analysis of the economic situation.

APPENDIX

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A. State Policy and Legislation

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B. Park Design Criterion

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APPENDIX A

State Policy and Legislation

In 1966 Article XXVIII was added to the California Constitution by the voters of the state. Section 1 of Article XXVIII states: "The people hereby declare that it is in the best interest of the people of the State to maintain, preserve, conserve and otherwise continue in existence open-space lands for the production of food and fibre and to assume the use and enjoyment of natural resources and scenic beauty for the economic and social well-being of the State and its citizens."

To further this popular mandate to conserve open-space land, the Legislature was authorized to provide for the assessment of certain open-space land in a manner that would encourage private owners of open-space land to maintain it for open-space use under the Land Conservation Act of 1965 (Williamson Act).

In 1969 major changes to the Williamson Act were enacted by the Legislature. These changes shifted the emphasis from the preservation of prime agricultural land (as expressed in the 1965 Act) to preservation of open-space. The effect of this shift in emphasis is to extend the tax reduction benefits to many more landowners in urban communities, thus providing another important tool to achieve the preservation of open-space lands.

In order to qualify for beneficial valuation of open-space land under the Williamson Act, the affected land must be subject to an "enforceable restriction," as defined by Section 422 of the Revenue and Taxation Code. For the purposes of the act, an "enforceable restriction" is any of the following: (a) a contract, (b) an agreement, (c) a scenic restriction, or (d) an open-space easement. In recent years, numerous proposals to add some form of zoning to the list have been expressly refused by the Joint Committee on Open-Space Lands. The committee has stated that before such a recommendation could be made: "The legislature would be compelled to face the problem of (zoning's) legal impermanence. It would be difficult to remain mute on the question of local government's inability to bind itself and its successors to a given course of action. Unless this issue is resolved, the public will have no assurance that the open-space land will remain open for a period of time sufficient to justify the tax shift resulting from use-based assessment."

The importance of the Williamson Act provisions to open-space zoning lies with the possible effects that special property tax treatment might have on the willingness of courts to accept the more restrictive forms of such zoning. It may be assumed, generally, that courts will be more receptive to greater control over private property where some form of compensation is available to the land owner. To qualify under the provisions of the act, a property must itself constitute or be included within an "agricultural preserve," ordinarily consisting of 100 acres or more.

CONFIDENTIAL

The first part of the report is devoted to a description of the work done during the last year. It is divided into two main sections: a description of the work done during the last year and a description of the work done during the last year.

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The mandatory state legislation defined as open-space land "any parcel or area of land or water which is essentially unimproved and devoted to an open-space use as herein defined, and which is designated on a local, regional or state open-space plan as any of the following: (1) natural resource land, (2) agricultural land, (3) recreation land, (4) scenic land, (5) watershed or ground water recharge land, (6) wildlife habitat. These in turn are defined as follows:

1. Natural resource land is land deemed by the legislative body to possess or encompass natural resources, the use or recovery of which can best be realized by restricting the use of the land.
2. Agricultural land means land actively used for the purpose of producing an agricultural commodity for commercial purposes. Land may be considered to be "actively used," notwithstanding the fact that in the course of good agricultural practice it is permitted to lie idle for a period up to one year.
3. Recreation land is any area of land or water designated on the state or regional or local open-space plan as open-space land and which is actively used for recreation purposes and open to the public for such purposes with or without charge.
4. Scenic land is land designated on the local open-space plan as open-space land which possesses outstanding scenic qualities worthy of preservation.
5. Watershed or ground water recharge land is land designated on the state or any regional or local open-space plan as open-space land which is important to the state in order to maintain the quantity and quality of water necessary to the people of the state or any part thereof.
6. Wildlife habitat is any land or water area designated on the state or any regional or local open-space plan as open-space land which is unusually valuable or necessary to the preservation or enhancement of the wildlife resources of the state.

Additionally, under Sections 16107 to 16118 of the Government Code, every city wishing to become eligible for replacement revenues from the state for open-space land designated as an open-space conservation area under the Williamson Act shall prepare, adopt and submit a local open-space plan to the Secretary of the Resources Agency by October 31, 1972, and annually thereafter. Apparently failure to submit an open-space plan would make a city ineligible for state payments.

Applicability to Charter Cities

Although there has been some dispute as to the applicability of this legislation to charter cities, it seems clear that provisions relating to mandatory elements to the general plan are applicable. Heretofore the planning and zoning law, by its express terms, did not apply to charter cities (Sections 65700 and 65803 of the Government Code). In 1971

The Commission on the Status of Women, established in 1946, was the first international body to deal with the status of women. It was created by the Economic and Social Council of the United Nations. The Commission's mandate was to study the status of women in all countries and to make recommendations to the United Nations on ways to improve it. The Commission has since held numerous sessions and has produced many reports and recommendations. It has also been instrumental in the development of international conventions and treaties related to women's rights.

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Appendix to Chapter 1

Although there has been some discussion of the possibility of a...
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SB 1489 amended Section 65700, stating that: "...charter cities shall adopt general plans in any case, and such plans shall be adopted by resolution of the legislative body of the city, or the planning commission if the charter so provides, and such plans shall contain the elements specified in Section 65302."

In the past, California courts have held that the legislature does not possess the power to impose such regulations on charter cities. On the authority of such judicial determinations, the city of Los Angeles has taken the position that Sections 65302 and 65560 do not apply to it as a charter city. However, the subject presented in this legislation seems clearly to be a matter of statewide concern. Ultimately, it is the courts that determine whether a given matter is a statewide or municipal affair, subdivisions having been held to be a matter of statewide concern, and it seems probable that in view of the legislative intent expressed towards the need for open-space, it would be held to be a matter of statewide concern as well.

Other Legislation

Other statutes relevant to open-space or quasi-open-space zoning designations appear in relation to:

1. Historic Site Preservation. Section 37361 Government Code states that a city may "provide for places, buildings, structures, works of art, and other objects, having a special character or special historical or aesthetic interest or value, special conditions or regulations for their protection, enhancement, perpetuation or use or appearance of neighboring private property within public view or both."
2. Airport Approach Zoning. Every city having an "airport hazard area" within its territorial limits may adopt special airport zoning regulations for such hazard area, under the provisions of Sections 50485-50485.14 Government Code (Added Stats. 1953, c. 1741, p. 3493, Sec. 1). Such regulations may restrict the height to which structures and trees may grow, as well as specify the land uses permitted. Such regulation cannot, however, deprive a land owner of all the airspace over his land without compensation. (See Section III.)
3. Flood Plain Zoning. Section 8411 of the Water Code provides that a city must establish flood plain regulations, based upon the criteria stipulated in Section 8410, following classification by the Department of Water Resources or State Reclamation Board of an area as a "designated floodway."

Summary of State Law Requirements

The express intent of these requirements is: (a) to assure that cities recognize that open-space land is a limited and valuable resource which must be conserved whenever possible; (b) to assure that every city will prepare and carry out open-space plans which, along with state and regional open-space plans, will accomplish the objectives of a comprehensive open-space program.

The implications of such a mandate are clear. It appears that counties and cities are being advised by the State Legislature to take the

Planning and Zoning Law seriously, as a mandate from the Legislature to carry out the local planning function. Heretofore, local agencies could ignore the requirements of the Planning and Zoning Law, as there were no enforcement powers. Now, however, the Legislature has provided for compliance.

Further, there has been a clear expression of intent on the part of the Legislature that open-space be accorded a new status on par with the traditional land use categories (residential, commercial, and industrial) traditionally recognized by State policies.

Section 65910 Government Code further states explicitly that: "Variances from the terms of an open-space zoning ordinance shall be granted only when, because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of the zoning ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification. *** This Section shall be literally and strictly interpreted and enforced so as to protect the interest of the public in the orderly growth and development of cities and counties in the preservation and conservation of open-space lands."

Federal Policy and Legislation

As expressed by the 1962 landmark report of the Outdoor Resources Review Commission, and the National Environmental Policy Act, it is the explicit intent of the Federal Government to encourage a productive and harmonious balance between man and his environment. To achieve such a balance, it is deemed federal policy to use all practical means in cooperation with state and local governments to create and maintain appropriate conditions supportive of open-space.

The nature and extent of federal concern for the establishment of local open-space lands has found further expression in the criteria established by the Department of Housing and Urban Development for project inclusion in its Legacy of Parks/Urban Open Space Program. These criteria point toward the need for containment of urban sprawl and development, which is incompatible with the environmental constraints of a given area.

The Interior Department also provides funds through a Land and Conservation Fund for acquisition of open-space lands. These funds are allocated by the Grants Administration and Statewide Studies Office of the California Department of Parks and Recreation. Other acquisition monies are expected to be provided by the state itself, following selecting criterion very similar to that of the Federal Government, from the proposed 1974 Open Space Lands Acquisition Bond Act.

APPENDIX B

PARK DESIGN CRITERIA REVIEW OF PARK ACQUISITIONS

Acquisition of locations of city-wide parks and recreation areas will be based on the following criteria:

1. The review should conform to the policies and deficiencies identified in the Open Space Element.
2. The site should preserve valuable natural and historical features.
3. The site must be accessible to the general public, by car and public transportation.
4. The site should be planned for multi-purpose use.
5. The type and location of the park or recreation area should have a functional relationship to the area to be served, the recreational interests of the potential users, and should contribute to a balanced open space system, each area complementing or supplementing the types of use in other existing or proposed parks.
6. Future demands for increased park property should be anticipated and savings in total expenditures realized by acquiring sites of sufficient size to serve anticipated growth and increased demand.
7. The proposal should meet the standards as prescribed in the "Standards of Parks."

REVIEW OF PARK SITE DEVELOPMENT PLANS

Parks are for people and should be designed and maintained with this idea in mind. Development plans for park and recreation areas should be evaluated using the following criteria:

1. Design of park and recreation areas should provide diversity and each area should have an identifiable character to counteract drabness and boredom and induce pride in the citizens using these facilities.
2. All parts of the layout should reflect the interests and desires of the users--not only the various age groups, but also diversity of life styles and the characteristics of the people to be served.
3. The layout should relate to proposed structured programs.
4. The relation of the park to surrounding area should be evaluated.
5. The use areas should favorably relate to the total site.
6. Adequate buffers and separations and flexibility for expansion should be considered in plotting use area.
7. Structures on the site should favorably relate to use areas and be accessible from local roads and streets.
8. Minor structures or park shelters should be located to favorably relate to use areas and major buildings.
9. All structures should relate in scale to the size and intended function of the park.
10. Site layout should be designed to reduce required supervision to a minimum.
11. Site layout should be designed to provide ease of maintenance to allow areas to be maintained by such standards that could serve as examples of the care and quality of maintenance expected in private development.
12. The proposal should conform as near as possible to the standards as prescribed in "Standards of parks."

REPORT OF THE COMMISSIONER OF THE GENERAL LAND OFFICE

There are two principal objects of the present report, the first of which is to give a general account of the progress of the work of the General Land Office during the year 1890, and the second is to give a detailed account of the work of the various divisions of the office.

The first division of the office is the Surveying Division, which is charged with the duty of surveying the public lands, and of preparing maps and plats of the same. The second division is the Recording Division, which is charged with the duty of recording the titles to the public lands, and of preparing the records of the same.

The third division of the office is the Land Office, which is charged with the duty of managing the public lands, and of preparing the reports of the same. The fourth division is the Office of the Commissioner, which is charged with the duty of managing the office, and of preparing the reports of the same.

The fifth division of the office is the Office of the Assistant Commissioner, which is charged with the duty of managing the office, and of preparing the reports of the same.

The sixth division of the office is the Office of the Deputy Commissioner, which is charged with the duty of managing the office, and of preparing the reports of the same.

The seventh division of the office is the Office of the Chief Clerk, which is charged with the duty of managing the office, and of preparing the reports of the same.

The eighth division of the office is the Office of the Assistant Chief Clerk, which is charged with the duty of managing the office, and of preparing the reports of the same.

The ninth division of the office is the Office of the Deputy Chief Clerk, which is charged with the duty of managing the office, and of preparing the reports of the same.

The tenth division of the office is the Office of the Assistant Deputy Chief Clerk, which is charged with the duty of managing the office, and of preparing the reports of the same.

The eleventh division of the office is the Office of the Deputy Assistant Chief Clerk, which is charged with the duty of managing the office, and of preparing the reports of the same.

The twelfth division of the office is the Office of the Assistant Deputy Assistant Chief Clerk, which is charged with the duty of managing the office, and of preparing the reports of the same.

The thirteenth division of the office is the Office of the Deputy Assistant Deputy Chief Clerk, which is charged with the duty of managing the office, and of preparing the reports of the same.

The fourteenth division of the office is the Office of the Assistant Deputy Assistant Deputy Chief Clerk, which is charged with the duty of managing the office, and of preparing the reports of the same.

STANDARDS OF PARKS

Relation Between Net Residential Density
and the Effective Service Distance of the Neighborhood Recreation Center

General Location in California	Average Family Size	Lot Size	Predominant Building Type	Effective Service Distance	Total Net Acres*	Population Within Effective Svc. Area
Valley non- metropolitan mountain	3.5	7,000 to 10,000 sq. ft.	single- family detached house	1/4 to 3/8 mile	206	2,500 to 3,000
Valley metropolitan desert	3.3	5,000 to 7,000 sq.ft.	single- family detached house	1/4 mile	91	2,000 to 2,500
Valley metropolitan	3.0	varies	duplex, row houses, 2 and 3 story apts.	1/4 mile	91	3,500 to 4,500
Valley metropolitan	2.6	varies	multi- story apart- ments	1/8 mile	23	2,000 to 4,000
*Excluding streets and public uses.						

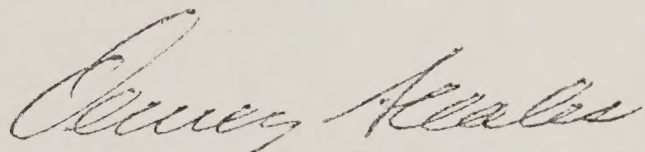
TABLE 1

TABLE 1. Summary of the results of the various tests conducted on the various samples of the various materials.

Material	Sample	Test	Result	Remarks
Concrete	C-1	Compressive	3,500 psi	Good
		Tensile	1,200 psi	Good
Concrete	C-2	Compressive	3,200 psi	Good
		Tensile	1,100 psi	Good
Concrete	C-3	Compressive	3,100 psi	Good
		Tensile	1,000 psi	Good
Concrete	C-4	Compressive	3,000 psi	Good
		Tensile	900 psi	Good
Concrete	C-5	Compressive	2,900 psi	Good
		Tensile	800 psi	Good
Concrete	C-6	Compressive	2,800 psi	Good
		Tensile	700 psi	Good
Concrete	C-7	Compressive	2,700 psi	Good
		Tensile	600 psi	Good
Concrete	C-8	Compressive	2,600 psi	Good
		Tensile	500 psi	Good
Concrete	C-9	Compressive	2,500 psi	Good
		Tensile	400 psi	Good
Concrete	C-10	Compressive	2,400 psi	Good
		Tensile	300 psi	Good
Concrete	C-11	Compressive	2,300 psi	Good
		Tensile	200 psi	Good
Concrete	C-12	Compressive	2,200 psi	Good
		Tensile	100 psi	Good
Concrete	C-13	Compressive	2,100 psi	Good
		Tensile	0 psi	Good
Concrete	C-14	Compressive	2,000 psi	Good
		Tensile	0 psi	Good
Concrete	C-15	Compressive	1,900 psi	Good
		Tensile	0 psi	Good
Concrete	C-16	Compressive	1,800 psi	Good
		Tensile	0 psi	Good
Concrete	C-17	Compressive	1,700 psi	Good
		Tensile	0 psi	Good
Concrete	C-18	Compressive	1,600 psi	Good
		Tensile	0 psi	Good
Concrete	C-19	Compressive	1,500 psi	Good
		Tensile	0 psi	Good
Concrete	C-20	Compressive	1,400 psi	Good
		Tensile	0 psi	Good
Concrete	C-21	Compressive	1,300 psi	Good
		Tensile	0 psi	Good
Concrete	C-22	Compressive	1,200 psi	Good
		Tensile	0 psi	Good
Concrete	C-23	Compressive	1,100 psi	Good
		Tensile	0 psi	Good
Concrete	C-24	Compressive	1,000 psi	Good
		Tensile	0 psi	Good
Concrete	C-25	Compressive	900 psi	Good
		Tensile	0 psi	Good
Concrete	C-26	Compressive	800 psi	Good
		Tensile	0 psi	Good
Concrete	C-27	Compressive	700 psi	Good
		Tensile	0 psi	Good
Concrete	C-28	Compressive	600 psi	Good
		Tensile	0 psi	Good
Concrete	C-29	Compressive	500 psi	Good
		Tensile	0 psi	Good
Concrete	C-30	Compressive	400 psi	Good
		Tensile	0 psi	Good
Concrete	C-31	Compressive	300 psi	Good
		Tensile	0 psi	Good
Concrete	C-32	Compressive	200 psi	Good
		Tensile	0 psi	Good
Concrete	C-33	Compressive	100 psi	Good
		Tensile	0 psi	Good
Concrete	C-34	Compressive	0 psi	Good
		Tensile	0 psi	Good
Concrete	C-35	Compressive	0 psi	Good
		Tensile	0 psi	Good
Concrete	C-36	Compressive	0 psi	Good
		Tensile	0 psi	Good
Concrete	C-37	Compressive	0 psi	Good
		Tensile	0 psi	Good
Concrete	C-38	Compressive	0 psi	Good
		Tensile	0 psi	Good
Concrete	C-39	Compressive	0 psi	Good
		Tensile	0 psi	Good
Concrete	C-40	Compressive	0 psi	Good
		Tensile	0 psi	Good
Concrete	C-41	Compressive	0 psi	Good
		Tensile	0 psi	Good
Concrete	C-42	Compressive	0 psi	Good
		Tensile	0 psi	Good
Concrete	C-43	Compressive	0 psi	Good
		Tensile	0 psi	Good
Concrete	C-44	Compressive	0 psi	Good
		Tensile	0 psi	Good
Concrete	C-45	Compressive	0 psi	Good
		Tensile	0 psi	Good
Concrete	C-46	Compressive	0 psi	Good
		Tensile	0 psi	Good
Concrete	C-47	Compressive	0 psi	Good
		Tensile	0 psi	Good
Concrete	C-48	Compressive	0 psi	Good
		Tensile	0 psi	Good
Concrete	C-49	Compressive	0 psi	Good
		Tensile	0 psi	Good
Concrete	C-50	Compressive	0 psi	Good
		Tensile	0 psi	Good

CERTIFICATION OF ADOPTION
BY THE
PLANNING COMMISSION

We hereby certify that this document, text, accompanying tables and maps constitute an Open-Space Element of the City of Bakersfield, as required by Section 65302, paragraph (e) of the Government Code, State of California. This "Open-Space Element" being proposed as a part of the adopted General Plan for the City of Bakersfield was approved and adopted by Resolution No. 3-73 of the Bakersfield Planning Commission at its regular meeting of 6th day of June, 1973, after conducting a public hearing pursuant to Section 65351 of the Government Code, State of California.



DEWEY SCEALES, Planning Director
Secretary, Bakersfield City Planning
Commission

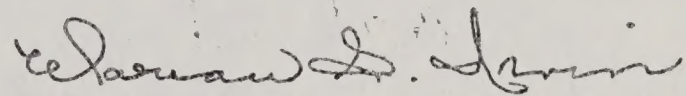
DECLARATION OF ADOPTION
BY THE
HOUSE OF REPRESENTATIVES

The House of Representatives, at its session on the 1st day of June, 1915, adopted the following resolution, to-wit: That the House do pass the bill (H. R. 10000) entitled "An Act to amend the Act approved March 3, 1907, relating to the duties of the Secretary of the Interior, and for other purposes," and do pass the same with amendments thereto, and do report the same to the Senate with and without recommendation thereon.

[Signature]
JAMES H. HANCOCK
Speaker of the House of Representatives

CERTIFICATION OF ADOPTION
BY THE
CITY COUNCIL

I hereby certify that this document, text, accompanying tables and maps constitute an Open-Space Element of the City of Bakersfield as required by Section 65302, paragraph (e) of the Government Code, State of California. This "Open-Space Element", proposed as a part of the General Plan, was reviewed by the Planning Commission; said commission made its recommendation to this council; this council adopted the Open-Space Element by Resolution No. 46-73 of the Bakersfield City Council, at its regular meeting of 18th day of June, 1973, after conducting a public hearing pursuant to Section 65351 of the Government Code, State of California.



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Council of the City of Bakersfield

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